



# FAIRFAX COUNTY PARK AUTHORITY

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## M E M O R A N D U M



**TO:** Chairman and Members  
Park Authority Board

**VIA:** Timothy K. White, Acting Director

**FROM:** David Bowden, Director  
Planning and Development Division

**DATE:** March 7, 2008

A handwritten signature, likely of Timothy K. White, written over the "VIA" line.

### *Agenda*

**Planning and Development Committee**  
**Wednesday, March 12, 2008 – 5:30 p.m.**  
**Board Room – Herrity Building**  
**Chairman: Winifred S. Shapiro**  
**Vice Chair: Kevin Fay**

1. Approval – Authorization for Acting Director to Sign the Proffers in Application RZ 2007-SU-014 – Administrative\* (also going to the Board on March 12, 2008)
2. Approval – Adoption of Urban Park Service Level Standards for Urbanizing Areas of Fairfax County – Action\*
3. Contract Award – Cub Run Stream Valley Connector Trails – 15012 Old Lee Road, Chantilly – Action\*
4. Contract Award – Accotink Stream Valley Trail, Lake Accotink to Hunter Village Drive – Action\*
5. Fred Crabtree Park – Restroom and Concession Facility – Information\*
6. Proposed Huntington Flood Control Measures – Information\*
7. Indefinite Delivery / Indefinite Quantity (IDIQ) Contract Activity Report – Information\*
8. Closed Session
  - Land Acquisition

\*Enclosures



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## **ADMINISTRATIVE**

### Approval – Authorization for Acting Director to Sign the Proffers in Application RZ 2007-SU-014 (Sully District)

#### ISSUE:

Approval of Acting Director of the Park Authority to sign the proffers on behalf of the Park Authority Board as co-applicant in Application RZ 2007-SU-014 for property owned by the Park Authority at Tax Map # 54-4 ((8)) (6) K.

#### RECOMMENDATION:

The Park Authority Acting Director recommends authorization for the Park Authority Acting Director to sign the proffers on behalf of the Park Authority Board as co-applicant in Application RZ 2007-SU-014 for property owned by the Fairfax County Park Authority at Tax Map # 54-4 ((8)) (6) K.

#### TIMING:

Board action is requested on March 12, 2008, in order to maintain the project schedule.

#### BACKGROUND:

Old Centreville Road Park consists of two parcels owned by the Park Authority: Tax Map # 54-4 ((8)) (6) K (3.85 acres) and Tax Map # 54-4 ((8)) (6) 6A (4.36 acres) (Attachment 1). Development at Old Centreville Road Park has been stalled due to insufficient funding to construct the park entrance and associated parking and meet stormwater management requirements for this park's development.

The owner of adjoining property has proposed a land exchange that would provide these amenities for the park. This owner/developer currently owns two parcels along Old Centreville Road, Tax Map # 54-4 ((1)) 81 to the south of the park and Tax Map # 54-4 ((1)) 82 to the north. The developer proposes a one-for-one exchange in which they will trade Parcel 81 (1.0 acre) for a 1.0-acre portion of Park Parcel K. With two adjacent parcels, the developer will then be able to construct a 2,500 square foot, three-story office building, with a 100-space parking lot around the perimeter of the building (Attachment 2). The entrance and 10 of these parking spaces will be shared with the Park Authority, and an additional 45 parking spaces will be constructed by the developer on park property. A stormwater management pond adequate for the entire site will be located at the lowest point on the park property to address the runoff from

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the office complex and park facilities. The pond will also be constructed by the developer; though the pond will be on park property, the developer is obligated to maintain the pond after it is constructed.

On October 23, 2006, the Supervisor for the Sully District filed a motion in connection with Out-of-Turn Comprehensive Plan Amendment #S06-III-BR1 to permit the rezoning of this property. Plan Amendment #S06-III-BR1 was approved by the Planning Commission on February 28, 2007, and the Board of Supervisors on March 12, 2007.

On April 27, 2007, rezoning application RZ 2007-SU-014 was jointly filed by the developer and the Park Authority to rezone the properties from residential to commercial to permit the construction of the office building. The Planning Commission hearing for the rezoning is scheduled for April 30, 2008. For the development process to continue, the Office of the County Attorney has requested that the Park Authority Board pass a motion authorizing the Acting Director to sign the proffers as co-applicant in the rezoning application. A copy of the draft proffers is attached as Attachment 3.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Location Map

Attachment 2: Generalized Development Plan

Attachment 3: Draft Proffers for RZ 2007-SU-014

STAFF:

Timothy K. White, Acting Director

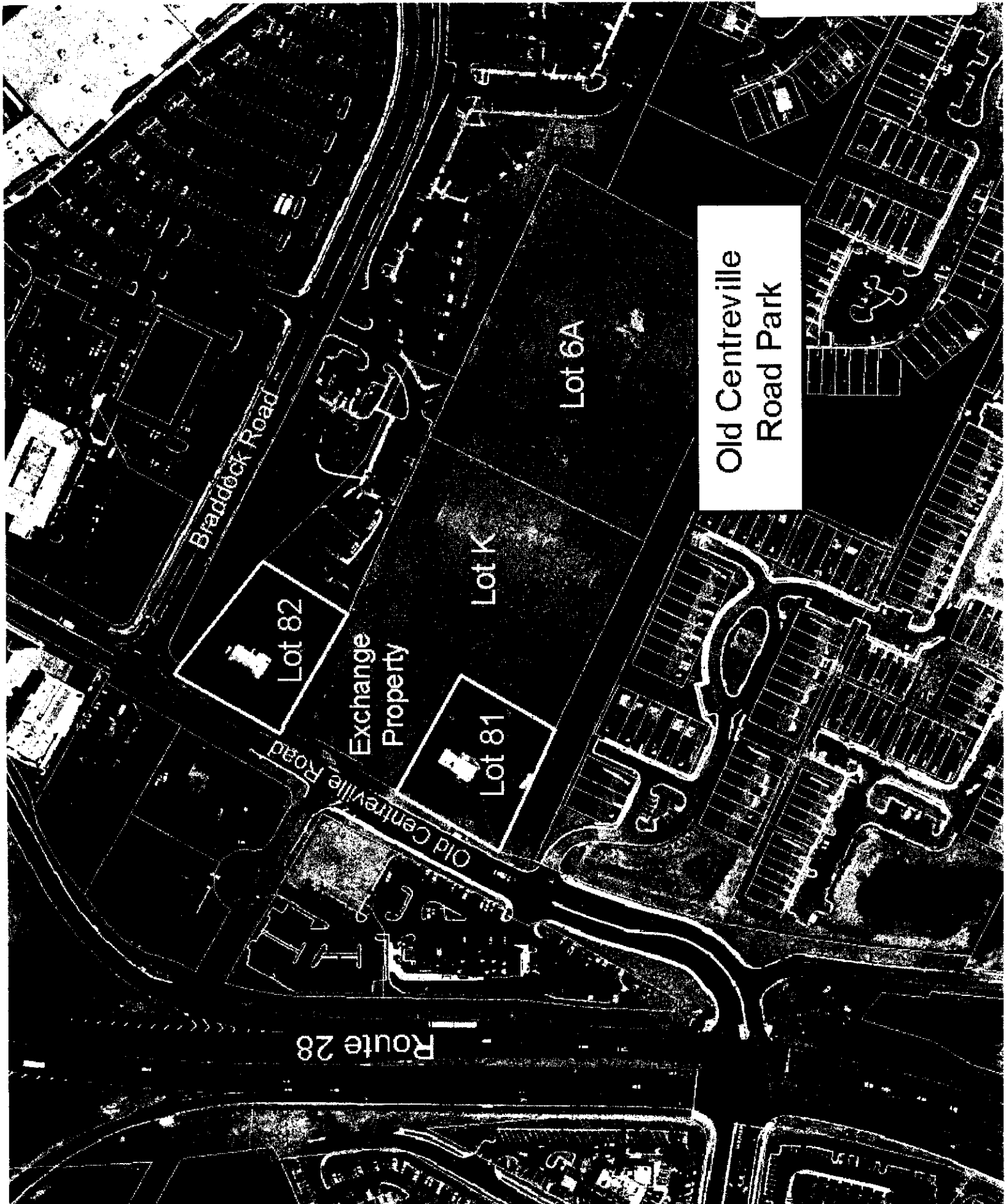
Cindy Messinger, Acting Deputy Director/COO

David R. Bowden, Director, Planning and Development Division

Kay H. Rutledge, Manager, Land Acquisition and Management Branch

Michael P. Lambert, Right-of-Way Agent, Land Acquisition and Management Branch

Andrea L. Dorlester, Planner, Park Planning Branch





**PROFFERS**

**BO HWAN SUK, SUN OK SUK, and FAIRFAX COUNTY PARK AUTHORITY**

**RZ 2007-SU-014**

**February 27, 2008**

Pursuant to Section 15.2-2303 (A), Code of Virginia, 1950 as amended, and subject to the Board of Supervisors ("Board") approving a rezoning to the C-3 & R-5 Districts for property identified as Fairfax County Tax Map 54-4 ((1))- 81 and 82 and 1.07253-acre part of the property identified as Fairfax County Tax Map 54-4 ((8))-6-K, (hereinafter referred to as the "Application Property"), the undersigned Applicant and Owners in RZ 2007-SU-014 proffer for themselves and their successors and assigns (hereinafter referred to as the "Applicant"), the following conditions:

**1. GENERALIZED DEVELOPMENT PLAN**

- a. Subject to the provisions of Section 18-404 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Ordinance"), development of the Application Property shall be in substantial conformance with the Generalized Development Plan (GDP), prepared by Christopher Consultants, Ltd., dated November 1, 2006, as revised through January 8, 2008.
- b. The office building shall be designed in a manner (style, materials, and color) which is reflective of and compatible with, the adjacent multi-family structures on Tax Map 54-4 ((20))-A, Old Centreville Townes, as determined by the Department of Public Works and Environmental Services (DPWES) in consultation with the Department of Planning and Zoning (DPZ).
- c. The height of the building from the ground to the top of the roof shall not exceed Fifty Three (53) feet.
- d. The architectural treatment of the building will include brick veneers, pre-cast concrete or some combination of these materials with a shingled roof. The color will be reddish or brown.

**2. TRANSPORTATION**

- a. At time of site plan approval, or upon demand, whichever occurs first, the Applicant shall dedicate and convey in fee simple to the Board right-of-way along the Application Property's Old Centreville Road frontage as shown on the GDP.

- b. Concurrent with site plan submission, but in no event later than the issuance of the first Non Residential Use Permit (Non-RUP):

- i. The Applicant shall construct the road improvements and sidewalk along the Application Property's Old Centreville Road frontage and the applicable adjacent land area to the southeast, Tax Map 65-2 ((3))-16-U1, as shown on the GDP.
- ii. Applicant shall construct a half section of a four lane divided roadway, to include frontage along Tax Map 65-2 ((3))-16-U1 across the frontage of Tax Map 65-2 ((3))-16-U1 to the townhouse entrance, as shown on the GDP, subject to dedication of necessary right-of-way and easements by Little Rocky Run Homeowners Association, if necessary.
- iii. In the event the Applicant is unable to obtain the necessary right-of-way or easements required to construct the improvements described in Proffer 2.b.(i) - (ii), the Applicant shall proceed as follows:

The Applicant shall request the County to acquire the right-of-way or easements by means of its condemnation powers, at the Applicant's expense. It is understood that the Applicant's request will not be considered until it has forwarded, in writing, to the appropriate County agency accompanied by: (1) plans and profiles showing the necessary right-of-way or easements to be acquired, including all associated details of the proposed transportation improvements to be located on said property; (2) an independent appraisal of the value of the right-of-way or easements to be acquired and of all damages and benefits to the residue of the affected property; (3) a sixty (60) year title search certificate of the right-of-way or easements to be acquired; and (4) a Letter of Credit in an amount equal to the appraised value of the right-of-way or easements to be acquired and of all damages to the residue, which letter of Credit can be drawn upon by the County.

It is also understood that in the event the property owner of the right-of-way or easements to be acquired is awarded more than the appraised value of same and of the damages to the residue in a condemnation suit, the amount of the award in excess of the Letter of Credit amount shall be paid to the County by the Applicant within fifteen (15) days of said award. It is further understood that all other costs incurred by the County in acquiring the right-of-way shall be paid to the County by the Applicant on demand.

It is expressly understood that in the event the County does not acquire the aforesaid right-of-way or easements by means of its condemnation powers, the Applicant is relieved of its responsibility to construct the

off-site portion of the aforesaid improvements specifically affected by the unavailability of the right-of-way or easements. It is further understood that in the event the Applicant is required to implement the provisions of this proffer in order to obtain necessary right-of-way or easements, then the timing requirements of these proffers as they relate to the improvements that necessitate such right-of-way or easements shall be automatically hereby adjusted to reflect the delays incurred by such proceedings, but in any event such improvements shall be completed prior to final bond release for the project.

- c. Adequate sight distance shall be provided from the entrance onto the Application Property as determined by VDOT.
- d. At the time of site plan approval, the Applicant shall contribute to the Centreville Road Fund a sum equivalent to that required by the Centreville Road Fund Policy, as escalated from the date of Board of Supervisors approval of the rezoning to the date of site plan approval as calculated by adjustments to the Consumer Price Index set forth in the Engineering News Record, based upon the cumulative gross square footage of the office building, subject to credit for the off site road improvements including those listed in Section 2.b. hereinabove.

### **3. LANDSCAPING**

Landscaping in substantial conformance with that shown on the GDP shall be installed by the Applicant prior to the issuance of the first Non-RUP, subject to Urban Forestry Branch approval, except that equivalent plant materials may be substituted as determined appropriate by Urban Forestry Branch.

### **4. LIGHTING**

- a. All parking lot and building mounted lighting fixtures shall be in conformance with Part 9 of Article 14.
- b. All freestanding parking lot lighting shall have a maximum height of sixteen (16) feet measured from grade to the top of the fixture.

### **5. SIGNAGE**

- a. All signs shall be in conformance with Article 12 of the Ordinance.
- b. There shall not be more than one freestanding monument-style sign, comparable with the proposed building, and the sign shall not exceed four (4) feet in height.



- c. No pole-mounted signs shall be permitted.
- d. Banners, pennants, inflatable signs and neon signs shall be prohibited.

## **6. STORMWATER MANAGEMENT**

The Applicant shall provide on-site stormwater management (SWM) design with Best Management Practices (BMP) in the facilities shown on the GDP within the open space to the Public Facilities Manual (PFM) standards as determined by DPWES. The maintenance of the stormwater management facilities shall be the responsibility of the Applicant and its successors.

## **7. ARCHAEOLOGY**

Prior to any land disturbing activities, the Applicant shall conduct a Phase I archaeological study of the Application Property, and provide the results of such studies to the Cultural Resource Management and Protection (CRMP) section of the Fairfax County Park Authority. If deemed necessary by CRMP, the Applicant shall perform a Phase II and/or Phase III archaeological study on only those areas of the Application Property identified for further study by CRMP. The studies shall be conducted by a qualified archaeological professional approved by CRMP, and shall be reviewed and approved by CRMP. The studies shall be completed prior to site plan approval.

## **8. GREEN BUILDING DESIGN CONSIDERATIONS**

- a. The Applicant shall take advantage of the use of interior sun shade or light control.
- b. The Applicant shall use higher than the minimum exterior wall and roof insulation rate. The Applicant will use the latest high performance insulation materials to achieve approximately 5% to 10% efficiency rate.
- c. The Applicant shall use water efficient fixtures that reduce the water use. The efficiency rate will be 5% to 10% better than typical office building.

## **9. MISCELLANEOUS**

- a. Permitted uses shall be limited to office uses and accessory service uses permitted under Article 10 of the Fairfax County Zoning Ordinance.
- b. For reference purposes, responsibility for completion of these proffers

is set forth in that certain Memorandum of Agreement dated March 13, 2007, by and between Bo Hwan Suk and Sun Ok Suk and Fairfax County Park Authority.

#### **10. SUCCESSORS AND ASSIGNS**

These proffers will bind and inure to the benefit of the Applicant and his or her successors and assigns.

#### **11. COUNTERPARTS**

These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

#### **12. SEVERABILITY**

Any of the sections/buildings within the Application Property may be subject to a Proffered Condition Amendment or Final Development Plan Amendment without joinder or consent of the other sections, subject to acceptance by DPZ so long as it does not affect the ability of the remainder of the Property to fulfill the proffered commitment.

APPLICANT/TITLE OWNER  
Of Tax Map 54-4 ((1)) Parcels 81 and 82

DRAFT

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Bo Hwan Suk

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Sun Ok Suk

APPLICANT/TITLE OWNER  
Of Tax Map 54-4 ((8)) 6 Parcel K

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Fairfax County Park Authority  
By: \_\_\_\_\_

retrans/suk-bo-hwan/proffers v.5

Board Agenda Item  
March 26, 2008

## **ACTION**

### Approval – Adoption of Urban Park Service Level Standards for Urbanizing Areas of Fairfax County

#### ISSUE:

Approval of separate park acreage service level standards for urbanizing areas of Fairfax County.

#### RECOMMENDATION:

The Park Authority Acting Director recommends adoption of urban park service level standards to be applied in urbanizing and Transit Oriented Development (TOD) areas of Fairfax County and endorsement of a three-tiered park system as part of the updated Tysons Corner Comprehensive Plan.

#### TIMING:

Board action is requested on March 26, 2008.

#### BACKGROUND:

During the 2004 Needs Assessment, the Park Authority Board adopted service level standards for Local Parks at 5 acres per 1,000 population and District and Countywide Parks at 13 acres per 1,000 population. These service level standards were subsequently adopted in the Parks Policy Plan element of the County Comprehensive Plan in 2005. Use of these suburban park service level standards in the Tysons Corner Urban Area and designated Transit Oriented Development Areas may not be appropriate.

The Tysons Corner Land Use Task Force is in the final stages of gathering community input and will soon recommend updates to the Tysons Corner Comprehensive Plan that could double or triple the amount of development that exists there today. As increased development densities will significantly impact park service levels, park planning staff conducted a park impact analysis for the Tysons Land Use Task Force (Attachment 1).

The analysis shows that applying adopted suburban service level standards is unrealistic, given the constraints of densely developed urban areas. Applying the adopted standards to the land use prototypes created for Tysons Corner would require more land than is located within the subject boundary. In the analysis, staff

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recommends use of new urban park service level standards of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees. These standards are based on extensive research into the practices of urban jurisdictions ranging in size and geographic location throughout the United States. When this standard is applied to the proposed land use scenarios, future additional parkland need in Tysons Corner ranges from 96 to 132 acres.

In the analysis, staff also recommends application of a three-tiered urban park system in Tysons Corner. The first tier would consist of pocket parks under one acre provided and integrated into significant mixed use developments to provide publicly accessible outdoor spaces for casual, social activities, such as gathering areas, outdoor cafes, fountains or other focal points of interest, and small performance spaces. The second tier would include urban parks from one to five acres in size that include a greater range of recreational facilities and amenities, such as off-leash dog areas, community garden plots, water features, tot lots, skate parks, fitness courses and trails, multi-use courts, and plazas. Staff recommends at least one park of this type be included in each of the eight planned sub-districts in Tysons. These urban parks could be either publicly, privately, or jointly owned and operated. The third tier would consist of a large, centrally located public park of at least ten acres somewhere along Route 7 to serve as a civic focal point for all of Tysons Corner, with a combination of passive and active recreation facilities, including athletic fields and courts, open play areas, quiet areas, and other active recreational facilities. The proffered park at Arrowbrooke Centre is a good example of this type of park.

If approved, the new urban park service level standards and three-tiered park system will be recommended for inclusion in the proposed amendment to the Tysons Corner land use recommendations in the Comprehensive Plan. In addition, at the conclusion of the *Great Parks, Great Communities* planning process, the urban park standard will be grouped with other recommendations for amendments to the Comprehensive Plan in 2009.

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

Attachment 1: Tysons Corner Park and Recreation Impact Analysis

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March 26, 2008

STAFF:

Timothy K. White, Acting Director

Cindy Messinger, Acting Deputy Director/COO

James P. Zook, Director, Department of Planning and Zoning

David R. Bowden, Director, Planning and Development Division

Sandy Stallman, Manager, Park Planning Branch

Andrea L. Dorlester, Senior Park Planner, Park Planning Branch

Sarah R. Moulton, Landscape Architect, Park Planning Branch



# FAIRFAX COUNTY PARK AUTHORITY

## MEMORANDUM



### EXECUTIVE SUMMARY OF PARK AND RECREATION IMPACTS TO TYSONS CORNER

February 4, 2008

The future Tysons Corner has the potential to provide residents, visitors and employees with an extensive network of publicly-accessible open spaces. Through public-private partnerships and innovative design strategies, a three-tiered system of parkland can create a stronger sense of place currently lacking in the area. The Park Authority recommends the following guidelines to establish an urban park system in Tysons Corner:

- Future development in Tysons Corner should provide **1.5 acres of publicly-accessible urban parkland for every 1,000 residents and 1 acre for every 10,000 employees**. Based on this service level standard, Prototype A would create a need for approximately 96 additional acres of parkland. Prototype B would create a need for approximately 132 additional acres.
- **Create a three-tiered urban park system** that adds and connects public and private open space, trails, leisure and recreational spaces. To work well, urban parks should create a unique sense of place integrated within the framework of existing and future Tysons Corner neighborhoods.
  - **First tier:** Urban pocket parks are small, publicly-accessible urban spaces designed to attract visitors for casual, social outdoor activities such as outdoor cafes, fountains, and performance spaces. These public spaces typically range in size from one-quarter to one acre and are integrated into substantial developments with private ownership and maintenance.
  - **Second tier:** Urban park nodes in Tysons are generally one to five acres and may be owned, managed and/or maintained through private or public entities, or a public-private partnership. These parks should provide facilities such as off-leash dog areas, community garden plots, ornamental gardens, water features, tot lots and playgrounds, skate parks, open lawns for picnicking and unstructured play, shade structures, fitness courses and trails, multi-use courts, plazas, gathering areas, amphitheaters, and space for public art.
  - **Third tier:** A large, centrally accessible public park of at least ten acres is desirable to serve as a civic focal point for all of Tysons and provide diverse open space and recreation facilities for those who will live, work and visit in Tysons Corner. This park should be located in the urban core of Tysons, within a 1/8 – 1/4 mile radius of a planned metro station entrance.
- **Incorporate this urban park system in the Comprehensive Plan for Tysons Corner.** Site-specific Comprehensive Plan language that supports a contiguous network and publicly-accessible urban park spaces should be developed and strictly implemented through the development process and other implementation mechanisms.
- **Conserve land by utilizing co-location of park facilities.** Park features may be located in areas such as above parking garages or parking decks, on the roof of a building, or next to other public facilities such as libraries or schools.




# FAIRFAX COUNTY PARK AUTHORITY

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## M E M O R A N D U M



**TO:** Tysons Land Use Task Force, c/o Sterling Wheeler, Chief  
Plan and Policy Development Branch  
Department of Planning and Zoning

**FROM:** Sandy Stallman, Manager   
Park Planning Branch

**DATE:** February 4, 2008

**SUBJECT:** Analysis of Park and Recreation Impacts of Tysons Development Alternatives

The Fairfax County Park Authority has completed an analysis of park facility service level impacts within Tysons Corner based on two land use prototypes developed by P.B. Placemaking in cooperation with the Tysons Corner Land Use Task Force. Since the adopted park land service level standards for Fairfax County are for suburban parks, a new urban park service level standard appropriate for urban centers, such as Tysons Corner, was used in this analysis. The Park Authority's review of the proposed development prototypes show significant impacts to the already deficient park system in Tysons Corner, particularly in the urban core, along Route 7. This analysis builds on the research and analysis provided in a June 29, 2007 memo (*Appendix A*) and provides recommendations for providing publicly-accessible urban open space and recreation opportunities by district for each proposed development prototype.

### IMPACT ANALYSIS

Based on research summarized in the June 29, 2007 memo, the Park Authority continues to recommend providing **1.5 acres of publicly-accessible urban parkland for every 1,000 residents**. In addition, **1 acre for every 10,000 employees** should also be provided. These service level standards are based on a review of multiple urban locations that acknowledge and support usage of outdoor places before, during and after the work day by residents and workers in urban areas.

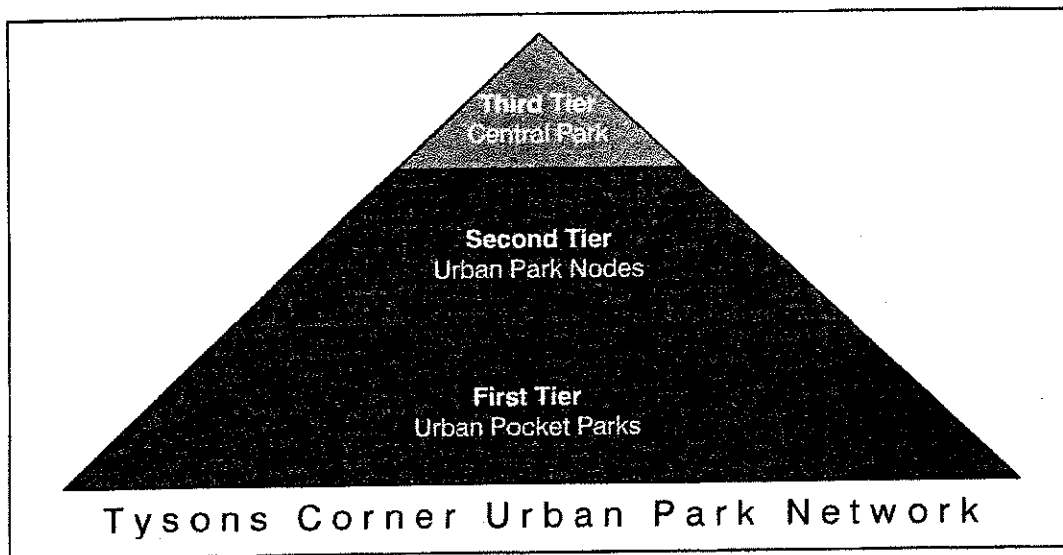
The Park Authority currently provides about 85 acres of parkland at the lower-density edges of Tysons Corner. Using proposed urban service level standards for residents and employees, Prototype A would create a need for approximately 96 additional acres of parkland. Prototype B would create a need for approximately 132 additional acres. Based on population and employment projections provided by the Department of Planning and Zoning, a summary of parkland needs by district is provided on the following page. A map and full breakdown of parkland needed by district are provided at the end of the report (*Appendix B*).



<u>TYSONS CORNER DISTRICT</u>	<u>EXISTING PARK ACREAGE</u>	<b>ADDITIONAL ACREAGE NEEDED SUMMARY</b> <i>(Based on urban park standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees LESS existing acreage)</i>			
		<u>CURRENT LAND USE</u>	<u>COMPREHENSIVE PLAN BUILDOUT (BASE CASE)</u>	<u>PROTOTYPE A</u>	<u>PROTOTYPE B</u>
EASTSIDE	18.19 acres	9.56 acres	11.32 acres	14.23 acres	22.09 acres
NORTH CENTRAL	1.57	11.18	11.68	15.74	32.84
NORTHWEST	58.30	3.01	3.12	4.49	10.52
OLD COURTHOUSE	0.00	2.19	3.74	4.57	12.86
TYSONS 123	0.00	1.85	10.03	15.86	22.24
TYSONS 7	1.89	3.16	9.43	32.00	31.63
TYSONS EAST	4.88	3.05	5.32	19.49	19.87
TYSONS WEST	0.69	0.86	10.30	18.28	18.09
<b>ADDITIONAL PARK ACREAGE NEEDED</b> <i>(Park needs LESS existing park acreage)</i>		<b>15.09 acres</b>	<b>41.47 acres</b>	<b>96.91 acres</b>	<b>132.40 acres</b>

### **RECOMMENDATIONS**

Designing and integrating publicly-accessible open space into future development should utilize a **three-tiered urban park network** consisting of **urban pocket parks, urban park nodes and a larger central park**, all connected by safe and comfortable sidewalks and trails to the extent feasible.



The **first tier** consists of the most common type of urban park – typically, a small urban pocket park or plaza ranging in size from one-quarter acre up to about one acre. These open spaces are designed to attract visitors for casual, social outdoor activities such as outdoor cafes, fountains, and performance spaces. Preferably, these spaces are well-integrated with surrounding uses, oriented to the street rather than internally-located, and utilize unique landscaping elements to create a sense of place and maintain an active streetscape. This park type is generally privately provided, maintained and managed. These spaces can be easily integrated into most development plans, and should be connected through safe and aesthetically pleasing pedestrian paths. Mixed-use developments pursuing LEED-ND certification will be required to provide these types of spaces. A good example of this type of park was recently approved at Merrifield Town Center (near Lee Highway and Gallows Road), where the approved development plans include a variety of pocket parks throughout the new mixed use development.

The **second tier** includes well-located, publicly-accessible urban parks that provide additional leisure and recreation opportunities. The future residents and employees of Tysons Corner may recreate differently from those who live and work in traditional suburban neighborhoods. This translates to a need for a variety of facilities such as gathering spaces, off-leash dog parks, community garden plots, ornamental gardens, water features, tot lots and playgrounds, skate parks, open lawns for picnicking and unstructured play, shade structures, fitness courses and trails, multi-use courts, amphitheaters, and space for public art. These open spaces are best located near trails, mass transit and other public facilities. There should be at least one of these

parks per district. These parks should range in size from one to five acres and may be owned, managed and/or maintained through private or public entities, or a public-private partnership.

The **third tier** is envisioned as a central park that would serve all of Tysons Corner and provide a diverse user experience. This park would be a central community public space to enhance the livability for residents, workers and visitors to Tysons Corner. While public input and site conditions will ultimately determine the uses and facilities of this park through a park master plan process, this park concept is for one large, centrally-located urban park offering expanded outdoor activities which may include diverse leisure and recreation facilities such as athletic fields and courts, open lawn areas, trails and diverse play equipment. It should also include more unique amenities such as fountains, water play features, large gathering spaces for performances, restrooms and display gardens. Ideally, this park should be at least 10 acres and located in the urban core of Tysons, within a quarter mile of a planned Metro station entrance. Due to the increased need for parkland in both prototypes, the Park Authority recommends the park to be located in the Tysons 7 District. This park should be publicly-owned and maintained, possibly with assistance from partnership groups. A good example of this type of park is planned at Arrowbrooke Centre Park, near Dulles Airport. This proffered park will be built and dedicated to the Park Authority by the developer, creating a significant community focal point for the future Arrowbrooke Centre transit-oriented community. Park features include a lighted synthetic turf rectangle field which will also provide space for community events, basketball and tennis courts, performance pavilion, bocce ball, specialty landscaping and hardscape features.

### **URBAN PARK FUNDING**

First tier urban pocket parks should be a condition of substantial development and integrated as an amenity. Outside of the first tier urban pocket parks provided by private developers, the Park Authority recommends that full or partial funding for development and operation of the second and third tier parks be included in the proposed **Tax Increment Financing (TIF) implementation process**. Park facilities should be considered an infrastructure item to be funded alongside other facilities such as schools, energy, libraries, water, sewer, and emergency services. Other park development funding options may include public-private partnerships, proffers, non-profit conservancies and impact fees.

A general cost estimate for the second tier urban parks and third tier central park is currently being compiled by the Park Authority. A list of the typical elements included in these park tiers is located on the following page and provides a general understanding of amenities included in parks of this size and urban context.

<b>Tier Two: Typical Urban Park Node Elements</b>	<b>Tier One: Typical Central Park Elements</b>
Multi-use courts	Large water feature
Tot lot facilities	Landscape/hardscape features
Playground facilities	Synthetic turf rectangle area sized for multiple sports and community gatherings
One-half mile of asphalt trail	Baseball diamond
Parking for approximately 10 cars or shared parking	Asphalt trail system
Open play area	Parking for approximately 200 cars (may be reduced if adjacent to Metro station) or shared facilities
Picnic tables	Restroom facilities
Restroom facilities	Bridge for pedestrian crossing over water feature
Benches and seating areas	Extensive paver detailing along main walkways and around certain site features
Trash cans	Amphitheatre/pavilion area for performances
Bike racks	Large open lawn
	Benches and seating areas
	Picnic areas/tables and shelters
	Trash cans
	Bike racks

In addition, since the need for parkland generated by new development is so great, new developments should contribute to the development of recreational facilities outside of Tysons. Existing nearby parks that serve Tysons include Spring Hill, Lewinsville, Lake Fairfax and Salona. These larger scale parks will be impacted by future residents and workers in Tysons. Contributions toward offsetting these impacts should be provided in addition to open space with Tysons. Currently, the per person calculation to offset park service level impacts is \$893 per new resident based on current service levels and construction costs.

### **CONSERVATION AND EFFICIENCY OF PUBLIC SERVICES**

Now more than ever, there is a need to utilize sustainable development methods to conserve energy and maximize the land efficiency of a new Tysons Corner. These sustainability methods help support the need for publicly-accessible open space, a key component of sustainability certification strategies such as LEED for Neighborhood Design (LEED-ND), currently in a pilot program stage and the nationally proposed Sustainable Sites Initiative (SSI). The incorporation of urban public spaces will mitigate environmental impacts to urban development while improving the health of residents, employees and visitors of Tysons Corner.

Co-location of recreation facilities with other public services such as schools and libraries can help mitigate costs and should be encouraged. In addition to first tier pocket parks, innovative spaces for recreation opportunities may also be provided by private developers. Sites may range from indoor community centers and program space to rooftop areas for multi-use courts or synthetic turf fields. Large scale development proposals should include a comprehensive recreation plan.

### **CONTACT INFORMATION**

Thank you for the opportunity to expand the understanding of urban park needs that contribute to a more livable Tysons Corner. Should there be additional questions regarding park issues discussed in the memo, please contact Andi Dorlester at (703) 324-8692 or [adorle@fairfaxcounty.gov](mailto:adorle@fairfaxcounty.gov) or Sandy Stallman at (703) 324-8643, or [ssall@fairfaxcounty.gov](mailto:ssall@fairfaxcounty.gov).

cc: Harold L. Strickland, Chair, Park Authority Board (PAB)  
William G. Bouie, Hunter Mill Representative, PAB  
Kevin J. Fay, Dranesville Representative, PAB  
Ken Quincy, Providence Representative, PAB  
Harrison A. Glasgow, At-large Representative, PAB  
Georgette Kohler, At-large Representative, PAB  
George E. Lovelace, At-large Representative, PAB  
Jo Hodgins, Chair, Livability Committee, Tysons Land Use Task Force  
Timothy K. White, Acting Director  
Cindy Messinger, Acting Deputy Director/COO  
David Bowden, Director, Park Planning and Development  
Andrea Dorlester, Senior Park Planner, Park Planning and Development  
Chron Binder  
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## **Appendix A**

**Fairfax County Park Authority  
June 2007 Impact Analysis Comments**



# FAIRFAX COUNTY PARK AUTHORITY

## MEMORANDUM



**TO:** Sterling Wheeler, Chief  
Plan and Policy Development Branch  
Department of Planning and Zoning

**FROM:** Sandy Stallman, Manager  
Park Planning Branch *SS*

**DATE:** June 29, 2007

**SUBJECT:** Analysis of Park and Recreation Impacts of Tysons Development Alternatives

The process of studying and ultimately amending the Comprehensive Land Use Plan for the Tysons Corner Urban Center provides an exciting opportunity to meet changing park needs and enhance the quality of life in Fairfax County. It is also an opportunity, through new and innovative open space planning and design, to create a vibrant sense of place and robust character in Tysons Corner.

Fairfax County's land use consulting firm for Tysons Corner, PB Placemaking, has developed the following alternative scenarios for future development of the Tysons Corner Urban Center:

- the base case (current Plan) with about 72 million sq ft (includes 16,000 dwelling units)
- the Housing Emphasis with about 100 million sq ft (includes 38,000 dwelling units)
- the Employment Emphasis with about 100 million sq ft (includes 31,000 dwelling units)
- Pushing the Envelope with about 135 million sq ft (includes 46,000 dwelling units)

The Fairfax County Park Authority (FCPA) staff's review of the above proposed development scenarios shows enormous impacts to the already deficient park system in Tysons Corner. The comments in this memo provide alternative perspectives for providing urban open space and recreation opportunities.

### COMPREHENSIVE PLAN CITATIONS

The Park and Recreation element of the Countywide Policy Plan specifically addresses the need for urban parks in more densely developed areas of the county, such as Tysons Corner. The following urban park language is included in the Park Classification System, Local Parks subheading, p. 10-11, adopted June 20, 2005:

"In urban areas, urban-scale local parks are appropriate. These publicly accessible urban parks should include facilities that are pedestrian-oriented and provide visual enhancement, a sense of identity, opportunities for social interactions, enjoyment of outdoor open space

and performing and visual arts. Urban parks are generally integrated into mixed use developments or major employment centers in areas of the County that are planned or developed at an urban scale. Areas in the County that are generally appropriate for urban parks include Tysons Corner Urban Center, Transit Station Areas, Suburban Centers, Community Business Centers and identified "Town Centers" or mixed-use activity centers. Urban parks can be administered by private land owners, Fairfax County Park Authority, or through joint public and private sector agreements for public benefit.

Primary elements of urban-scale local parks are ease of non-motorized access and a location that complements, or is integrated with, surrounding uses. Features may include urban style plazas, mini-parks, water features and trail connections, oriented to pedestrian and/or bicycle use by employees and residents. Park architectural characteristics reflect the built environment. Short-term, informal activities and programmed events during lunch hours and after-work hours are intended to foster social interactions among users, provide leisure opportunities, and create a visual identity to strengthen sense of place and orientation. In urban areas, park size is typically less than five acres and often under ½ acre. Service area is generally within a 5-10 minute walking distance from nearby offices, retail and residences. Well-conceived and executed design is critical to the viability of this type of park. To be successful urban parks need high visibility, easy access, lots of pedestrian traffic, immediacy of casual food service, access to basic utilities, landscaped vegetated areas, ample seating, high quality materials, a focal point or identity, regular custodial maintenance, and an inviting and safe atmosphere."

The Areawide Comprehensive Plan recommendations for Tysons Corner state that "Each development proposal should provide or contribute to the provision of appropriate active and/or passive recreation facilities and specified components of the open space system..." The Open Space/Parks/Recreation section of the Plan recognizes that "creative design and integration of parkland, pedestrian paths and recreation facilities in Tysons Corner can significantly contribute to creating a distinctive 'sense of place' and to the area's economic vitality and quality of life."

The Plan goes on to recommend the further protection of Old Courthouse Spring Branch and Scotts Run stream valleys. Other recommendations for Tysons Corner include designated circuit walking/running courses; recreation "nodes" for access by lunchtime users; urban plazas as focal points; pocket parks, plazas and courtyards for passive use; year-round indoor recreation facilities; neighborhood park facilities; and recreational facility development at nearby parks and school sites.

Site specific open space recommendations are included for some of the land units in Tysons. Land Unit D, for example recommends the grouping of buildings around a plaza that connects to the pedestrian system. Land Unit L recommends the development of pedestrian-oriented plazas, courtyards or other pedestrian open space amenities. Land Unit P includes a recommendation for a major plaza to be used for open air performances and public art displays.

Site-specific Plan language that supports a network of urban park spaces should be strengthened and strictly implemented through the development process and other implementation mechanisms.



## **IMPACT ANALYSIS AND RECOMMENDATIONS**

### **Public and Private Open Space in Tysons Corner**

At this time, there are no public parks in the Tysons Corner core area. Presently, the Park Authority owns about 100 acres of parkland in a few locations at the lower-density periphery of Tysons Corner (see map on the next page). These are the Ashgrove Historic Site, Old Courthouse Spring Branch Stream Valley Park, Raglan Road Park and Freedom Hill Park to the west of Leesburg Pike and the Scotts Run Stream Valley Park and Westgate Park to the east of the Capital Beltway. The Spring Hill RECenter, while located outside the boundary of Tysons Corner to the north of the Dulles Toll Road, serves a portion of the fitness and aquatics needs of the McLean/Tysons area. Lewinsville Park, a district park located about one quarter of a mile east of Tysons Corner on Route 123, serves a portion of the McLean/Tysons need for athletic fields.

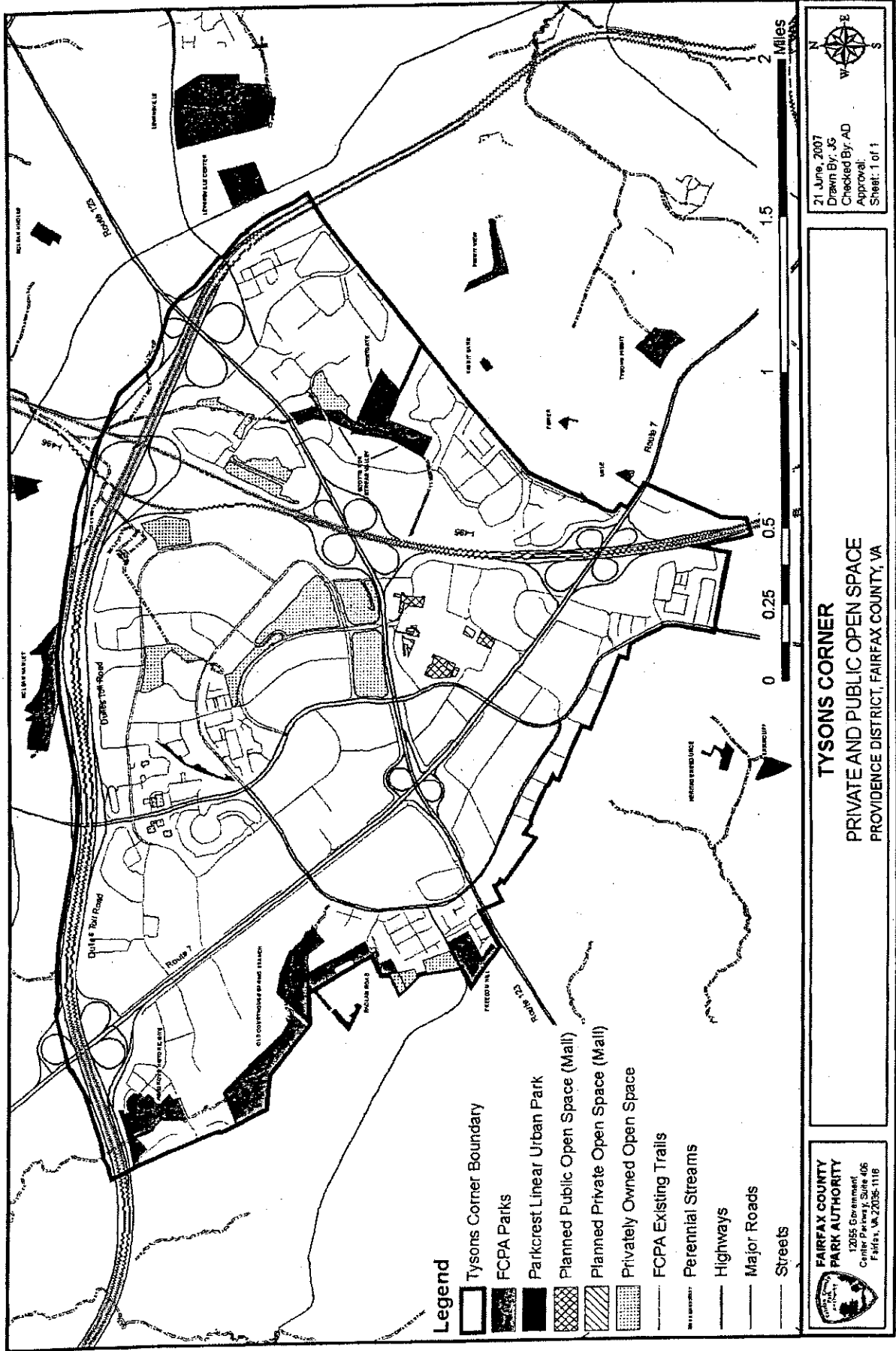
Through the development process, the Park Authority has encouraged private development of publicly-accessible urban parks and plazas to provide a range of park amenities and active recreation facilities in Tysons Corner. Several such open space and recreation areas were proffered as part of the anticipated Tysons Corner Center mall redevelopment. The Parkcrest development along Westpark Drive has proffered to develop and dedicate to the Park Authority a one-acre linear urban park.

Other open space in Tysons Corner includes privately-owned ball fields and athletic courts that serve the employees of large corporations such as Capitol One and Gannett. Finally, there are large tracts of undeveloped land in the Tysons II area that may offer opportunities for the integration of centrally located urban parks.

The existing deficiency of open space and recreation facilities in Tysons Corner will be intensely exacerbated under all of the proposed scenarios. An overall open space and recreation plan that adds and connects public and private open space, trails, and recreational facilities is crucial.

### **Park Facility Needs Assessment and Service Level Impacts**

There currently exists a shortage of recreational facilities in both the Vienna and McLean Planning Districts, both of which include parts of Tysons Corner. The recreational facilities most in need are rectangular athletic fields, youth softball and baseball fields, outdoor basketball courts, indoor fitness and aquatics, and indoor gym space. The Park and Recreation element of the Countywide Policy Plan provides facility service level standards for core park facilities on a population basis. Public and private park and recreation facility providers should evaluate their contribution percentage levels compared to these standards, determine their respective roles in meeting these standards and plan their park systems or facilities accordingly.



The table below lists the facility service level standards and applies them to the four alternatives for Tysons Corner to show how many facilities would be needed under each:

FACILITY TYPE	SERVICE LEVEL STANDARD	BASE CASE	HOUSING EMPHASIS	EMPLOYMENT EMPHASIS	PUSHING THE ENVELOPE
Rectangle Fields	1/2,700 pop	12	28	23	34
Adult Softball	1/22,000 pop	1	3	3	4
Youth Softball	1/8,800 pop	4	9	7	10
Youth Baseball	1/7,200 pop	4	11	9	13
Adult Baseball	1/24,000 pop	1	3	3	4
Playgrounds	1/2,800 pop	11	27	22	33
Multi-use Courts	1/2,100 pop	15	36	30	44
Reservable Picnic Areas	1/12,000 pop	3	6	5	8
Neighborhood Dog Parks	1/86,000 pop	0	1	1	1
Recreation Centers – sq ft (includes fitness & aquatics)	1.1 sq ft per person	35,200	83,600	68,200	101,200
Indoor Gym Space – sq ft	2.8 sq ft per person	89,600	212,800	173,600	257,600

As described in Appendix 2 of the Park and Recreation element of the Countywide Policy Plan, Fairfax County's parkland standard for Local parks is 5 acres/1000 and 13 acres/1000 population for District and Countywide parks. Applying these suburban parkland standards to the four alternative scenarios shows there would be a great impact on park service levels in Fairfax County. The following table shows the amount of additional parkland need that would be generated by each scenario:

PARK AND RECREATION IMPACTS	Local Park need (acres)	District Park need (acres)	Total
BASE CASE	163	423	585
HOUSING EMPHASIS	380	988	1368
EMPLOYMENT EMPHASIS	310	806	1116
PUSHING THE ENVELOPE	458	1191	1649

Given that the entirety of Tysons Corner is about 1,700 acres, it is not realistic to expect, even applying some creativity (e.g. rooftop amenities), that these park acreage needs could be met within Tysons Corner. Therefore, the Park Authority recommends that a new urban parkland standard be developed for Tysons Corner, both with regard to appropriate size and location/distance from potential users AND that developers should be encouraged to contribute to the provision of District and Countywide park and recreation facilities that serve Tysons but are located outside the Tysons Corner core.

## **Trails**

There are no park trails in Tysons Corner. The proffered Parkcrest linear urban park will include a sidewalk trail, but will not be ADA accessible or usable by bicyclists due to steep grade changes and the inclusion of stairs. The Tysons Corner Mall has proffered to provide a pedestrian trail loop around the site, but there will be many street crossings that could lead to conflicts with vehicular traffic. Sidewalks exist along some of the roadways, but in general the area is not hospitable to pedestrians and cyclists.

Additional land in Tysons Corner along the two main stream valleys should be set aside to create contiguous greenways that can serve as protected wildlife corridors and to provide stream valley trails and other trail connections to encourage non-motorized movement to and through Tysons Corner. Overall, a comprehensive trail network for Tysons Corner needs to be developed in coordination with the Park Authority and the Tysons Corner Trails sub-committee, be included in the Comprehensive Plan and strictly implemented.

## **Natural Resources in Tysons Corner**

The headwaters of Scotts Run are located in the highly developed Tysons Corner Area and the stream drains northward into progressively less developed land, eventually draining into the Potomac River. Scotts Run is classified in the *Fairfax County Stream Protection Strategy Baseline Study* (SPS Study), prepared in 2001, as Watershed Restoration Level II Area. The primary goal for streams that are classified as Level II is to maintain areas to prevent further degradation and to implement measures to improve water quality to comply with Chesapeake Bay Initiatives, Total Maximum Daily Load regulations and other water quality initiatives and standards.

The impact of the high impervious land cover, ranging from 20 – 40% in the Tysons Corner Area, on Scotts Run is apparent in the two Site Condition Ratings of “poor” to “very poor” that Scotts Run received in the SPS Study. Although the stream habitat improves downstream of Tysons Corner as the development intensity decreases, the downstream habitat is still impacted by high water flow volumes upstream during storm events.

Old Courthouse Spring Branch falls within the Difficult Run Watershed which is the largest watershed in Fairfax County. The watershed is substantially developed, primarily in residential uses. Difficult Run is the receiving stream for water from a network of tributaries some of which are generated from headwater systems that drain the highly developed urban/suburban expanse of Vienna and Tysons Corner. Because land use varies significantly within the watershed the streams within it range from Site Condition Ratings in the SPS Study of excellent to very poor.

Old Courthouse Spring Branch's headwaters are located between Leesburg Pike and Old Courthouse Road in Tysons Corner amid commercial and residential development. The headwaters of the stream are protected by undeveloped land owned by the Park Authority until it crosses under the Dulles Access Road. Although Old Courthouse Spring Branch is not specifically classified in the SPS Study, it drains into Wolf Trap Creek which is classified as Watershed Restoration Area Level II. Based on that classification the primary goal for both

streams is to maintain areas to prevent further degradation and to implement measures to improve water quality to comply with Chesapeake Bay Initiatives, Total Maximum Daily Load regulations and other water quality initiatives and standards.

The low stream quality ratings are an example of a pattern seen in Fairfax County. The streams with the most development in their watersheds rank among the poorest quality streams in the County while those with the least amount of development, score among the best. New developments in Tysons Corner should utilize Low Impact Development (LID) techniques and contribute funds to the county to be used toward stream restoration efforts.

### CREATING AN URBAN PARK VISION FOR FAIRFAX COUNTY

The urban park policy cited above is a useful guide to the desired character of such parks in Fairfax County. To add to this, Park Planning staff recently conducted research of current practices and trends in urban park planning. This was done through a search of current literature, and the Internet and through telephone calls to park planning agencies in urban areas across the United States. The results of this research includes a comparison of quantitative measures and standards as well as best practices and guidelines for urban park development.

Organizations leading the way in creating an urban park vision include the National Recreation and Parks Association (NRPA), the Project for Public Spaces (PPS), and the Trust for Public Land (TPL).

The NRPA recently adopted a National Agenda for Urban Parks and Recreation that is based on the following four principles:

- That urban parks and recreation promote health and wellness.
- That urban parks and recreation stimulate community and economic development.
- That urban parks protect the environment.
- That urban parks educate, protect and enrich America's young people.

The Project for Public Spaces provides useful guidelines for creating active and dynamic public squares ([http://www.pps.org/squares/info/squares\\_articles/squares\\_principles](http://www.pps.org/squares/info/squares_articles/squares_principles)):

Public squares should have a unique **image and identity**; provide multiple **attractions and destinations** within them; include **amenities** that will provide comfortable areas for visitors; be **flexible**; include a **seasonal strategy**; allow easy **access** by foot; be designed to incorporate unique **inner and outer squares**; **reach out like an octopus** to influence adjacent areas; have **high-quality management** to keep it safe and dynamic throughout the year; and incorporate partnerships through **multiple funding sources**.

The Trust for Public Land recommends moving in the direction of setting standards for the process of establishing parkland goals rather than providing specific acreage numbers. This process would include a survey of existing conditions, measures of public interest and willingness to pay, cost and income analysis, a ranking system, a decision process and an evaluation component.

Following are urban park land acreage standards for those urban park and recreation agencies that made the information available:

- Seattle, WA – 1 acre/1000 households and 1 acre/10,000 jobs
- El Paso County, CO (City of Colorado Springs) – 1.5 acres/1000 population and within 1/2 mile of residents
- San Mateo, CA – 0.5 acres/1000 population for 1/2-1 acre mini parks, 1.5 acres/1000 population for 4-12 acre local parks
- New York, NY – 1.5 acres/1000 population and within a 10 minute walk (1/4 – 1/2 mile)
- Indianapolis, IN – 1.3 acres/1000 population
- Vancouver, BC – 1 acre/1000 population
- Miami, FL – eschews acreage standards and emphasizes the goal of having parkland within 1/4 mile of every resident
- Minneapolis, MN – goal of having parkland within 6 blocks of every resident

Drawing upon this research, the Park Authority recommends an approach that combines the application of quantitative urban park standards with qualitative approaches. Therefore, the Park Authority recommends that future development in Tysons Corner should provide 1.5 acres of local parkland for every 1,000 new residents. (This translates to a total of 48 acres for the Base Case, 114 acres for the Housing Emphasis, 93 acres for the Employment Emphasis and 138 acres for Pushing the Envelope.) These urban parks should be 0.5 – 5 acres in size and located within 1/8 to 1/4 mile of those users they are intended to serve. Development should also contribute funds to the Park Authority to support the development of District and Countywide parks and larger recreational facilities (such as athletic fields and reservable picnic areas) that serve the area, but are located outside of Tysons Corner.

### **Meeting Urban Park Needs**

The future residents of Tysons Corner, most of whom will be high-rise condominium or apartment dwellers, may recreate differently from those who live in traditional suburban neighborhoods. Without yards, these residents will have a greater need for common open space that meets their needs for socializing, exercising, dog walking, gardening and outdoor leisure. This translates to a need for gathering spaces, off-leash dog parks, garden plots, ornamental gardens, water features, tot lots and playgrounds, skate parks, open lawns for picnicking and unstructured play, shade structures, fitness courses and trails, multi-use courts, amphitheaters, and space for public art.

The new plan for Tysons Corner should include a recommendation and incentives for the creation of a large "Central Park" located within the core of Tysons. This public park will serve as a civic amenity to meet the diverse open space and recreation facility needs of those who come to Tysons Corner to work, play, dine and/or shop. Based on Fairfax County's urban park policy and the Project for Public Spaces guidelines for creating active and dynamic public spaces, the Tysons Central Park should be a minimum of 3 acres and have high visibility, easy access, lots of pedestrian traffic, immediacy of casual food service, access to basic utilities, landscaped vegetated areas, ample seating, high quality materials, a unique image and identity,

multiple attractions and amenities, and be flexible enough that a variety of events and activities can take place there.

### **Park Land Acquisition and Facility Development Strategies**

Different jurisdictions apply different strategies to fund parkland acquisition and development. The City of Seattle utilizes a property tax levy. Many jurisdictions use incentives to obtain contributions of land, funds and in-kind services from developers. Where there is supportive Comprehensive Plan language, Fairfax County has been successful in the past in obtaining land dedications, and proffers for funds and in-kind services to meet park and recreation needs. The Comprehensive Plan should be strengthened to leverage proffers of parkland and facilities in Tysons Corner. In addition, a mechanism should be created to establish a fund that will allow the Park Authority to develop recreational facilities both within and beyond the boundary of Tysons Corner to serve the needs of residents, workers and visitors.

### **Urban Park Management Issues**

Other urban jurisdictions address park management and programming issues through public private partnerships and/or business improvement districts (BID) supported by special taxes. Central Park and Bryant Park in New York City have developed strong constituencies and successful nonprofit partnerships. The partnerships mobilize additional resources to enhance the system, drawing on philanthropic and corporate understanding of the value to city life of an excellent park and recreation system. In Arlington County, VA BIDs have been established for the Rosslyn area and the Ballston-Clarendon Corridor. Among other things, the taxes levied for these districts are used for beautification, cleaning, maintenance and community activities and events. Also in Arlington County, private businesses operate and maintain public parks through the commercial equivalent of a homeowner's association. All three of these park management strategies should be considered for Tysons Corner.

### **Comprehensive Park Plan**

An overall urban park plan is needed for Tysons Corner. Ideally, the plan would include a trail-connected greenway linking a series of urban parks and providing community focal points. The plan would use the proposed urban park standard and result in lively active open spaces that support a larger central park and provides areas for publicly-accessible facilities that are logically located near the intended users.

### **SUMMARY OF IMPACTS**

All of the proposed development scenarios would have enormous impacts to the already deficient park system in Tysons Corner. These impacts include the following:

- Increased need for stream valley trails and other trail connections in a comprehensive network throughout Tysons Corner
- Degradation of the Scotts Run and Old Courthouse Spring Branch streams
- Severe impacts to recreation facility service levels
- Need for up to 138 acres of urban parkland within the Tysons core

- Need for different types of recreational facilities and amenities to address the needs of urban residents, workers and visitors
- Need for a central civic focal points in the core of Tysons Corner
- Need to establish a mechanism to collect fees and provide funding for maintenance and repair of public spaces in Tysons Corner

### **SUMMARY OF RECOMMENDATIONS**

- The Comprehensive Plan should include an overall urban park and greenway plan for Tysons Corner.
- Stream valley trails and other trail connections should be created in a comprehensive network to encourage non-motorized movement to and through Tysons Corner.
- Development should contribute to the restoration and protection of the Scotts Run and Old Courthouse Spring Branch stream valley parks.
- Development should provide 1.5 acres of local parkland for every 1,000 new residents.
- Local urban parks should be 0.5 – 5 acres in size and located within 1/8 to 1/4 mile of those users they are intended to serve.
- Local parks may be dedicated to the Park Authority with management agreements or they may be publicly-accessible spaces that are privately owned and maintained.
- Local urban parks should provide facilities such as off-leash dog areas, reservable garden plots, ornamental gardens, water features, tot lots and playgrounds, skate parks, open lawns for picnicking and unstructured play, shade structures, fitness courses and trails, multi-use courts, plazas, gathering areas, amphitheaters, and space for public art.
- Development should contribute funds to the Park Authority to support the development of District and Countywide parks that serve Tysons, but are located outside the core.
- The Comprehensive Plan should encourage the private sector to cooperate in creating a “Central Park” in the core of Tysons Corner that will serve as a key civic focal point.
- The Tysons Central Park should be a minimum of 3 acres and have high visibility, easy access, lots of pedestrian traffic, immediacy of casual food service, access to basic utilities, landscaped vegetated areas, ample seating, high quality materials, a unique image and identity, multiple attractions and amenities, and be flexible enough that a variety of events and activities can take place there.
- The Comprehensive Plan should encourage the creation of a Business Improvement District or other mechanism to collect fees and provide funding for maintenance and repair of the Tysons Central Park and other public spaces in Tysons Corner.

cc: Harold L. Strickland, Chair, Park Authority Board (PAB)  
William G. Bouie, Hunter Mill Representative, PAB  
Kevin J. Fay, Dranesville Representative, PAB  
Ken Quincy, Providence Representative, PAB  
Harrison A. Glasgow, At-large Representative, PAB  
Georgette Kohler, At-large Representative, PAB  
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Timothy K. White, Acting Director  
Cindy Messinger, Acting Deputy Director/COO



David Bowden, Director, Park Planning and Development  
Cindy Walsh, Acting Director, Resource Management Division  
Todd Johnson, Director, Park Operations Division  
Andrea Dorlester, Senior Park Planner, Park Planning and Development  
Chron Binder  
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## **Appendix B**

### **Parkland Needs Analysis by District**

Appendix B

Additional Parkland Needs by District

*Park needs are based on a service level standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees LESS existing acreage*

<b>CURRENT LAND USE</b>						
<b>District</b>	<b>Resident population</b>	<b>Employment population</b>	<b>District acreage</b>	<b>Existing park acreage</b>	<b>Park needs (acres)</b>	<b>Additional park acreage needed</b>
Eastside	6,098	4,089	231.87	18.19	9.56	0.00
North Central	6,184	19,035	317.99	1.57	11.18	9.61
Northwest	1,740	3,990	171.01	58.30	3.01	0.00
Old Courthouse	406	15,782	181.22	0.00	2.19	2.19
Tyson's Central 123	0	18,549	214.13	0.00	1.85	1.85
Tyson's Central 7	436	25,055	211.23	1.89	3.16	1.27
Tyson's East	1,248	11,746	165.11	4.88	3.05	0.00
Tyson's West	0	8,626	159.53	0.69	0.86	0.17
<b>Overall</b>	<b>16,112</b>	<b>106,871</b>	<b>1,652.08</b>	<b>85.52</b>	<b>34.86</b>	<b>15.09</b>

Appendix B

Additional Parkland Needs by District

Park needs are based on a service level standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees LESS existing acreage

<b>COMPREHENSIVE PLAN BUILDOUT (BASE CASE)</b>						
<b>District</b>	<b>Resident population</b>	<b>Employment population</b>	<b>District acreage</b>	<b>Existing park acreage</b>	<b>Park needs (acres)</b>	<b>Additional park acreage needed</b>
Eastside	7,256	4,335	231.87	18.19	11.32	0.00
North Central	6,224	23,447	317.99	1.57	11.68	10.11
Northwest	1,740	5,070	171.01	58.30	3.12	0.00
Old Courthouse	1,150	20,129	181.22	0.00	3.74	3.74
Tysons Central 123	4,222	36,949	214.13	0.00	10.03	10.03
Tysons Central 7	3,853	36,542	211.23	1.89	9.43	7.54
Tysons East	2,198	20,209	165.11	4.88	5.32	0.44
Tysons West	5,875	14,865	159.53	0.69	10.30	9.61
<b>Overall</b>	<b>32,517</b>	<b>161,545</b>	<b>1,652.08</b>	<b>85.52</b>	<b>64.93</b>	<b>41.47</b>

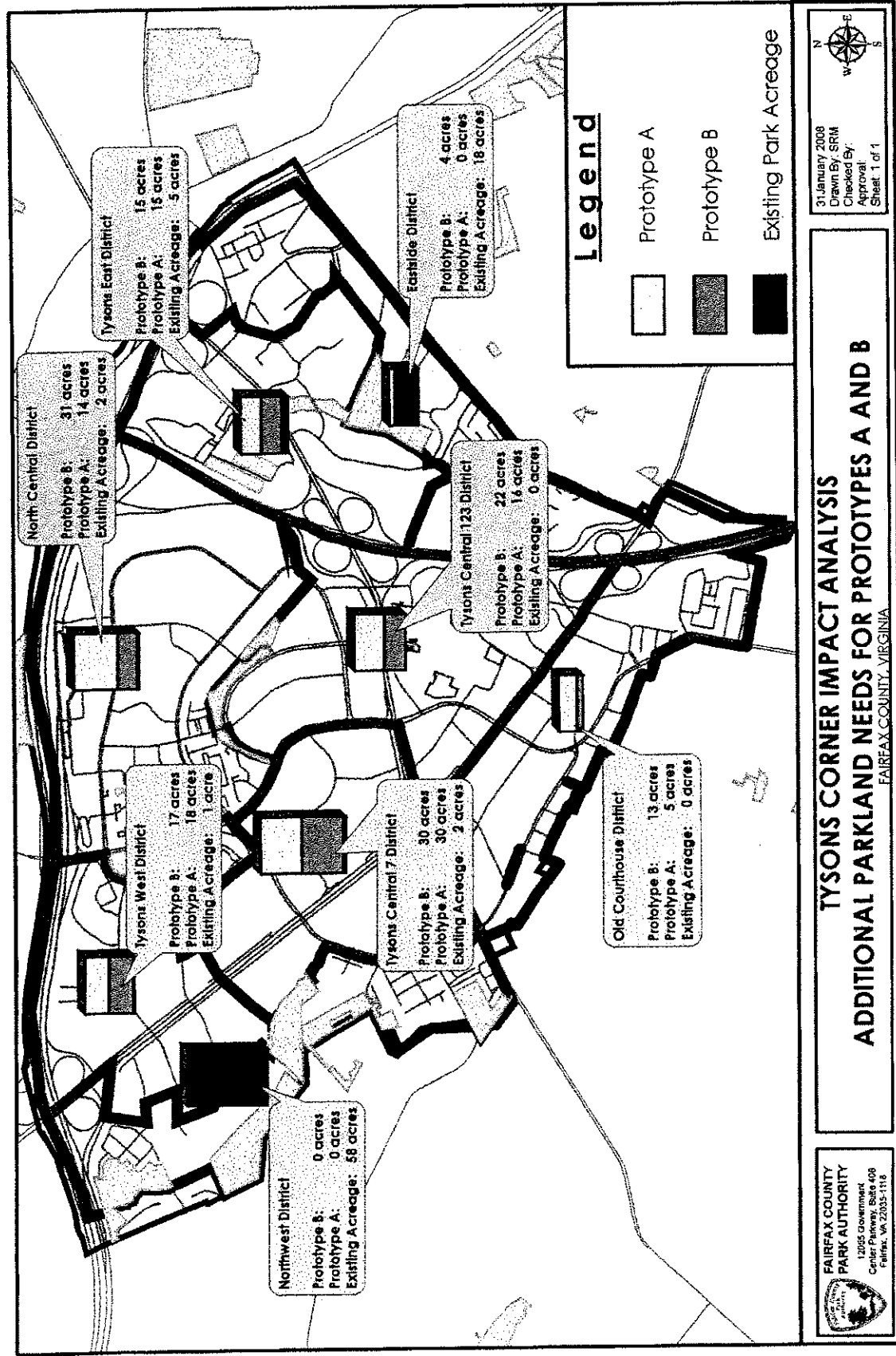
Appendix B  
 Additional Parkland Needs by District  
*Park needs are based on a service level standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees LESS existing acreage*

<b>ADVANCED PROTOTYPE A</b>						
<b>District</b>	<b>Resident population</b>	<b>Employment population</b>	<b>District acreage</b>	<b>Existing park acreage</b>	<b>Park needs (acres)</b>	<b>Additional park acreage needed</b>
Eastside	9,266	3,330	231.87	18.19	14.23	0.00
North Central	9,003	22,341	317.99	1.57	15.74	14.17
Northwest	2,809	2,716	171.01	58.30	4.49	0.00
Old Courthouse	1,840	18,058	181.22	0.00	4.57	4.57
Tysons Central 123	8,198	35,637	214.13	0.00	15.86	15.86
Tysons Central 7	19,333	29,977	211.23	1.89	32.00	30.11
Tysons East	11,392	24,044	165.11	4.88	19.49	14.61
Tysons West	10,663	22,868	159.53	0.69	18.28	17.59
<b>Overall</b>	<b>72,504</b>	<b>158,971</b>	<b>1,652.08</b>	<b>85.52</b>	<b>124.65</b>	<b>96.91</b>

Appendix B  
 Additional Parkland Needs by District  
*Park needs are based on a service level standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees LESS existing acreage*

<b>ADVANCED PROTOTYPE B</b>						
<b>District</b>	<b>Resident population</b>	<b>Employment population</b>	<b>District acreage</b>	<b>Existing park acreage</b>	<b>Park needs (acres)</b>	<b>Additional park acreage needed</b>
Eastside	14,439	4,364	231.87	18.19	22.09	3.90
North Central	20,354	23,064	317.99	1.57	32.84	31.27
Northwest	6,922	1,384	171.01	58.30	10.52	0.00
Old Courthouse	7,627	14,233	181.22	0.00	12.86	12.86
Tysons Central 123	11,879	44,237	214.13	0.00	22.24	22.24
Tysons Central 7	18,257	42,433	211.23	1.89	31.63	29.74
Tysons East	10,643	39,028	165.11	4.88	19.87	14.99
Tysons West	9,790	34,074	159.53	0.69	18.09	17.40
<b>Overall</b>	<b>99,911</b>	<b>202,817</b>	<b>1,652.08</b>	<b>85.52</b>	<b>170.15</b>	<b>132.40</b>

Appendix B  
 Additional Parkland Needs by District  
*Park needs are based on a service level standard of 1.5 acres per 1,000 residents and 1 acre per 10,000 employees LESS existing acreage*



## **ACTION**

### Contract Award – Cub Run Stream Valley Connector Trails – 15012 Old Lee Road, Chantilly (Sully District)

#### ISSUE:

Approval of a contract award to \_\_\_\_\_ of \_\_\_\_\_ in the amount of \_\_\_\_\_ for the construction of pedestrian bridges and trail at Cub Run Stream Valley Park behind the Cub Run RECenter on Old Lee Road.

#### RECOMMENDATION:

The Park Authority Acting Director recommends approval of a contract award to \_\_\_\_\_ of \_\_\_\_\_ in the amount of \$ \_\_\_\_\_ for the construction of pedestrian bridges and trail at Cub Run Stream Valley Park behind the Cub Run ReCenter. In addition, the Director recommends reserving \$ \_\_\_\_\_, or ten (10) percent of the contract award for contract contingency, \$ \_\_\_\_\_, or six (6) percent of the contract award for administrative costs and \$ \_\_\_\_\_, or two (2) percent of the contract award for other project related costs.

Contract Award	\$
Contract Contingency (10%)	\$
Administrative Cost (6%)	\$
Inspections and Testing (2%)	\$ _____
 TOTAL COST	 \$

#### TIMING:

Board action is requested on March 26, 2008, to maintain the project schedule. Due to the timing of the bid opening actual bid results and information for contract award will be provided at the Park Authority Board Planning and Development Committee meeting on March 12, 2008.

#### BACKGROUND:

The 2004 Park Bond Program, Project Development Schedule, and the FY2006 Work Plan include a Capital Improvement Project to construct this portion of the Cub Run Stream Valley Trail behind the Cub Run RECenter. The project scope was approved by the Park Authority Board on February 27, 2008.



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\_\_\_\_\_ sealed bids for the construction of the pedestrian bridges and trail at Cub Run Stream Valley Park were received and opened on March 3, 2008, as summarized in Attachment 1. The lowest responsible bidder was \_\_\_\_\_. Their total bid of \$\_\_\_\_\_ is \$\_\_\_\_\_, or \_\_\_\_\_% above the Park Authority's pre-bid estimate of \$\_\_\_\_\_ and \$\_\_\_\_\_ below the next lowest bidder. The work is to be completed within 180 calendar days of Notice-to-Proceed. \_\_\_\_\_ holds an active Virginia Class A Contractors License. The Department of Tax Administration has verified that \_\_\_\_\_ has the appropriate Fairfax County Business, Professional and Occupational License (BPOL).

FISCAL IMPACT:

Based on the Post-Bid update, funding in the amount of \_\_\_\_\_ is necessary to award this contract and to fund the associated contingency, administrative costs and other project related costs. Funding is currently available in the amount of \$160,000 in Project 474604, (2004 Bond) Trails and Stream Crossings, Detail 244, Pleasant Valley to Cub Run RECenter, and in the amount of \$93,801 in Project 474604, (2004 Bond), Trails and Stream Crossings, Virginia Run to Stream Valley Trail, and in the amount of \$\_\_\_\_\_ in Project 474606, (2006 Bond), Trails and Streams, Detail 823, Schneider's Branch, all in Fund 370, Park Authority Bond Construction to award this contract and to fund the associated contingency, administrative costs and other project related costs.

ENCLOSED DOCUMENTS:

Attachment 1: Bid Results – Cub Run Stream Valley Connector Trails  
Attachment 2: Scope of Work – Cub Run Stream Valley Connector Trails  
Attachment 3: Cost Estimate – Cub Run Stream Valley Connector Trails  
Attachment 4: Site Plan – Map of Trails and Location of Bridges, Cub Run Stream Valley Connector Trails

STAFF:

Timothy K. White, Acting Director  
Cindy Messinger, Acting Deputy Director/COO  
Todd Johnson, Director, Park Operations Division  
David Bowden, Director, Planning and Development Division  
Kirk Holley, Manager, Special Projects Branch  
Elizabeth Cronauer, Supervisor, Special Projects Branch  
John Kormos, Project Manager, Special Projects Branch

**BID RESULTS**

**Project Name:** Cub Run Stream Valley Connector Trails (Project 474606/823)

**Project Includes:** Provide 2130 LF of asphalt trail, 2 pedestrian bridges and related work.

**Project Manager:** John Kormos

**Bid Opening Date/Time:** March 3, 2008 – 1:10 PM

Contractor Name (Bidder)	Base Bid Price	Days to Complete Project	1	2	3
Planning and Development Division Estimate	\$847,248	180 calendar days			

\*apparent lowest bidder

\*\*second apparent lowest bidder

\*\*\*third apparent lowest bidder

## **SCOPE OF WORK**

### **Cub Run Stream Valley Connector Trails**

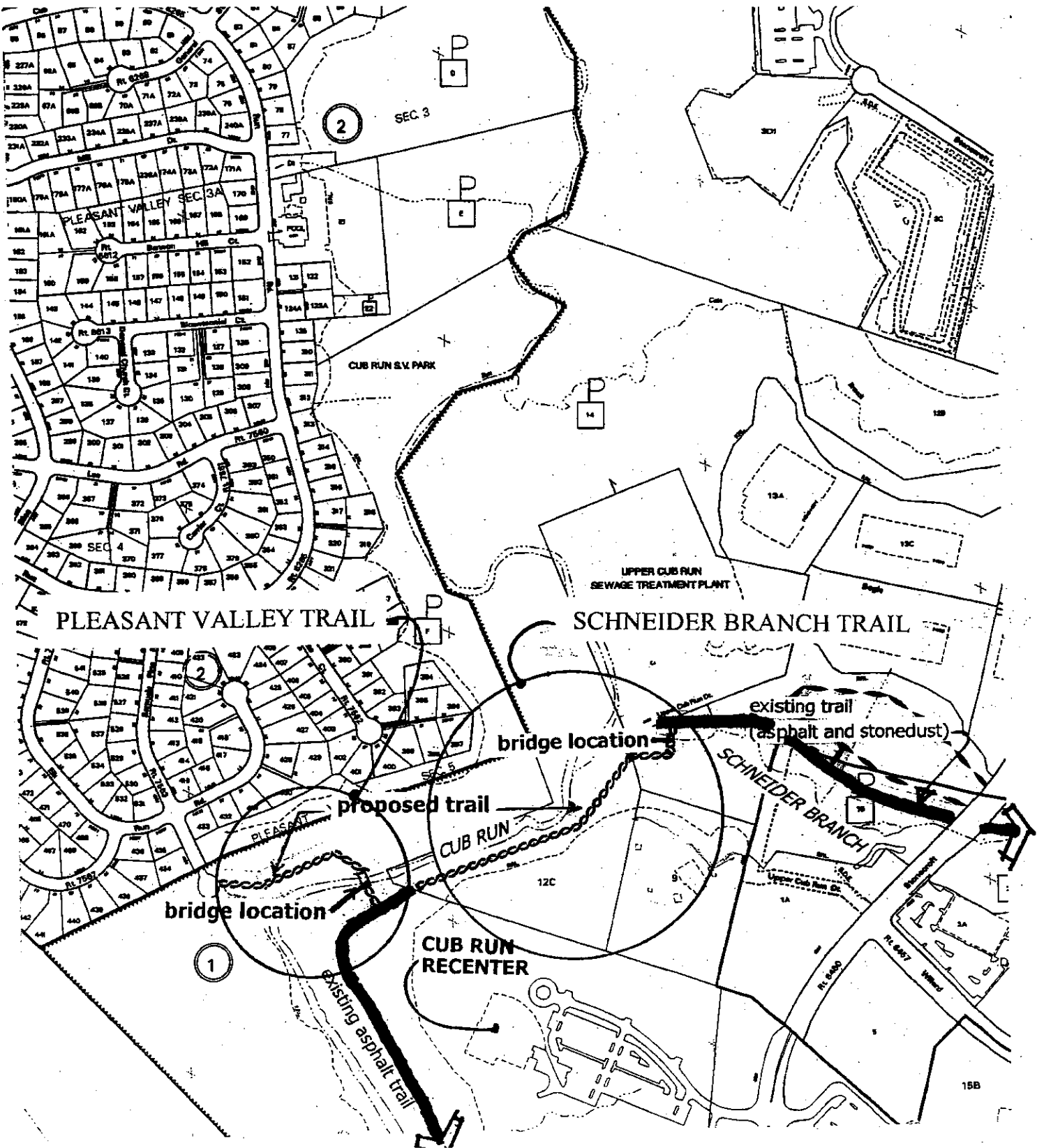
- Install erosion and sedimentation controls and perform clearing and rough grading as required
- Construct 930 linear feet of 8' wide asphalt trail in the Cub Run section
- Construct 1200 linear feet of 8' wide asphalt trail in the Schneider Branch section
- Construct one fairweather crossing
- Purchase and install a 75' long, steel frame wood decking prefabricated bridge across Cub Run
- Purchase and install a 55' long, steel frame wood decking prefabricated bridge across Schneider Branch
- Site restoration

**CONSTRUCTION COST ESTIMATE****Cub Run Stream Valley Connector Trails**

Mobilization and site preparation	\$60,000
2130 linear feet, 8' wide asphalt trail	\$233,250
Fair weather crossing with anchors	\$85,000
75' and 55' pedestrian steel frame bridges, 10' wide	\$272,000
Profit, overhead, inflation, general condition	<u>\$196,998</u>
<b>Subtotal</b>	<b>\$847,248</b>
Construction Contingency (10%)	\$84,725
Inspections and Testing (2%)	\$16,945
Administration (6%)	<u>\$5,083</u>
<b>Total Construction Cost</b>	<b>\$954,001</b>

MAP

Cub Run Stream Valley Connector Trails - Location



## **ACTION**

### Contract Award – Accotink Stream Valley Trail, Lake Accotink to Hunter Village Drive (Braddock, Lee, and Springfield Districts)

#### ISSUE:

Approval of a contract award to \_\_\_ of \_\_, \_\_, in the amount of \$\_\_\_ for the construction of three bridges, an asphalt trail, and related improvements in the Accotink Stream Valley Park between the Lake Accotink Dam and Hunter Village Drive.

#### RECOMMENDATION:

The Park Authority Acting Director recommends approval of a contract award to \_\_\_ of \_\_, \_\_, in the amount of \$\_ for the construction of three bridges, an asphalt trail, and related improvements in the Accotink Stream Valley Park between the Lake Accotink Dam and Hunter Village Drive. In addition, the Acting Director recommends reserving \$\_\_\_, or ten percent (10%) of the contract award for construction contingency, \$\_\_\_, or six percent (6%) of the contract award for administrative costs, and \$\_\_\_ for other project related costs.

Contract Award	\$
Contract Contingency (10%)	\$
Administrative Costs (6%)	\$
Inspections and Testing	\$ _____
 TOTAL COST	 \$

#### TIMING:

Board action is requested on March 26, 2008, to maintain the project schedule. Due to the timing of the bid opening actual bid results and information for contract award will be provided at the Park Authority Board Planning and Development Committee meeting on March 12, 2008.

#### BACKGROUND:

The Planning and Development Division Projects for FY2008 Work Plan includes a project to provide 2.2 miles of asphalt trail and three (3) pedestrian bridges in the Accotink Stream Valley Park between the Lake Accotink Dam and Hunter Village Drive, which is a portion of the Cross County Trail (CCT). This project re-routes the existing trail to provide a safer, more accessible route along this portion of the CCT. The new

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location will be in a more sustainable location in the stream valley and will provide new improved all-weather stream crossings. It will comply with the Americans with Disabilities Act (ADA) Guidelines for trails and it includes an underpass of Old Keene Mill Road so that trail users no longer need to cross this major arterial roadway at grade. The project scope was approved by the Park Authority Board on December 12, 2001.

\_\_\_ (\_\_\_) sealed bids for the construction of three bridges, an asphalt trail, and related improvements in the Accotink Stream Valley Park were received and opened on March 5, 2008, as detailed in Attachment 1. The lowest responsible bidder is \_\_\_. Their total bid of \$\_\_\_ is \$\_\_\_, or \_\_\_% below the Park Authority's pre-bid estimate of \$2,781,027 and \$\_\_\_ below the next lowest bidder. The work is to be completed within 395 calendar days of Notice to Proceed. \_\_\_ holds an active Virginia Class A Contractors License. The Department of Tax Administration has verified that \_\_\_ has the appropriate Fairfax County Business, Professional and Occupational License (BPOL).

Construction work is scheduled to begin in June 2008 and be complete by August 2009.

FISCAL IMPACT:

Based on the post-bid update, funding in the amount of \$\_\_\_ is necessary to award this contract and to fund the associated contingency, administrative costs and other project related costs. Funding in the amount of \$1,554,000 is available in Project 474606, Trails and Stream Crossings, Detail 828, Lake Accotink Dam – Hunter Village Drive, in the amount of \$100,000 in Project 474604, Trails and Stream Crossings (2004 Park Bond, Grouped Trail Improvements), in the amount of \$99,650 in Project 474604, Trails and Stream Crossings, Detail 237, Pimmit Run Stream Valley, and in the amount of \$\_\_\_ in Project 474606, Trails and Stream Crossings (2006 Park Bond), all in Fund 370, Park Authority Bond Construction. Funding in the amount of \$136,531 is available in Project 004763, Grants, Detail 568, Accotink Stream Valley, Fund 371, Parks Capital Improvement Fund.

Funding in the total amount of \$2,018,005 has been approved and is, or will be, made available to the Park Authority for this project from two (2) Federal Highway Administration (FHWA) reimbursable grants. Of this amount, \$1,783,163 has been approved and is administered by the Virginia Department of Transportation (VDOT) for the Park Authority as shown in Attachment 5. This amount combines previously approved grants from the Transportation Equity Act for the 21<sup>st</sup> Century (TEA-21) and the Congestion Mitigation and Air Quality (CMAQ) grant programs. This funding is reimbursable on an 80-20 basis (80% from grantor, 20% from FCPA) to actual project expenses.

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Of the total amount, the FHWA has also approved a grant in the amount of \$234,842 for the Park Authority as shown in Attachment 6. This grant is also from the TEA-21 grant program in support of a Transportation and Community and System Preservation Pilot Program (TCSP) project. The identified TCSP project is the Cross County Trail. This funding is also reimbursable on an 80-20 basis to actual project expenses. To date the Park Authority has already been reimbursed \$163,917 from this grant for project expenses.

Upon receipt of the reimbursed grant funds, encumbered or expended funds from trail projects in Project 474606, Trails and Stream Crossings, Fund 370, Park Authority Bond Construction used for this contract will be returned to the Project fund. There will not be any scope impact to those projects.

ENCLOSED DOCUMENTS:

- Attachment 1: Bid Results
- Attachment 2: Scope of Work
- Attachment 3: Cost Estimate
- Attachment 4: Site Map
- Attachment 5: VDOT Administered FHWA Grant Funding Agreement
- Attachment 6: FHWA TCSP Grant Funding Agreement

STAFF:

- Timothy K. White, Acting Director
- Cindy Messinger, Acting Deputy Director/COO
- Todd Johnson, Director, Park Operations Division
- Charles Bittenbring, Director, Park Services Division
- David R. Bowden, Director, Planning and Development Division
- Kirk Holley, Manager, Special Projects Branch
- Elizabeth Cronauer, Section Supervisor, Trails Team
- Thomas McFarland, Project Manager, Trails Team



**BID RESULTS**

**Project Name:** Lake Accotink Stream Valley Trail – Lake Accotink to Hunter Village Drive (Project 474606/828)

**Project Includes:** Provide 2.2 miles of asphalt and concrete trail, pedestrian bridges and related work.

**Project Manager:** Thomas McFarland

**Bid Opening Date/Time:** March 5, 2008 - 2:05pm

Contractor Name (Bidder)	Base Bid Price	Days to Complete Project	1	2	3
Planning and Development Division Estimate	\$2,781,027	395 calendar days			

\*apparent lowest bidder

\*\*second apparent lowest bidder

\*\*\*third apparent lowest bidder

## **SCOPE OF WORK**

### **Lake Accotink Stream Valley Trail – Lake Accotink to Hunter Village Drive**

- Install erosion and sedimentation controls and perform clearing and rough grading as required.
- Construct 12,198 linear feet of 8' wide asphalt and concrete trail between Lake Accotink Park and Hunter Village Drive.
- Purchase and install three (3) 100' long, prefabricated steel frame bridges with concrete decking across Accotink Creek.
- Construct one (1) 100 linear foot concrete underpass with safety railing under Old Keene Mill Road.

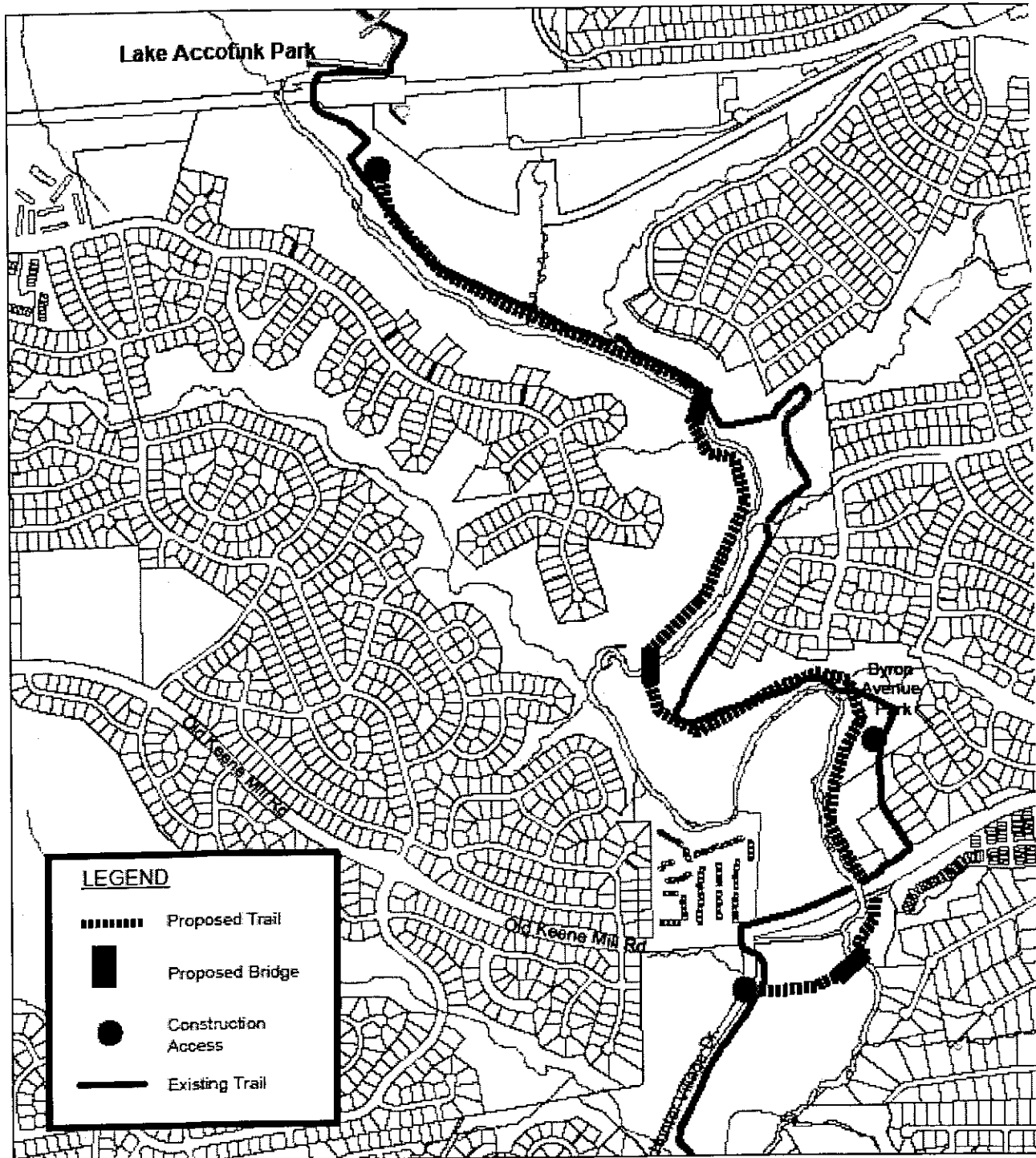
### CONSTRUCTION COST ESTIMATE

#### **Lake Accotink Stream Valley Trail – Lake Accotink to Hunter Village Drive**

Mobilization and site preparation	\$874,339
12,198 linear feet, 8' wide asphalt and concrete trail	\$538,936
(3) 100' Pedestrian steel frame bridges, 10'-12' wide	\$744,430
Concrete Underpass	\$67,500
Profit, overhead, inflation, general conditions	<u>\$555,822</u>
<b>Subtotal</b>	<b>\$2,781,027</b>
 Construction Contingency (10%)	 \$278,103
Administration (6%)	\$166,862
Inspections and Testing	<u>\$56,000</u>
<b>Total Construction Cost</b>	<b>\$3,281,991</b>

MAP

Accotink Stream Valley Trail – Lake Accotink to Hunter Village Dr.



**VDOT ADMINISTERED FHWA GRANT FUNDING AGREEMENT**

**Lake Accotink Stream Valley Trail – Lake Accotink to Hunter Village Drive**



**COMMONWEALTH of VIRGINIA**

DEPARTMENT OF TRANSPORTATION  
1401 EAST BROAD STREET  
RICHMOND, VIRGINIA 23219-2000

DAVID S. EKERN, P.E.  
COMMISSIONER

January 15, 2008

Ms. Nancy Russo, Grants Coordinator  
Fairfax County Park Authority  
12055 Government Center Parkway, Suite 927  
Fairfax, VA 22035-1118

RE: EN02-029-134, PE101, C501  
Accotink Stream Valley Trail – Agreement Amendment

Dear Ms. Russo:

Enclosed is one (1) fully executed copy of the Project Agreement amendment for the above referenced Enhancement project.

Execution of this amendment adjusts the federal funding amount and allows you to continue incurring expenses for the project in accordance with the original Project Agreement.

It is extremely important that all state and federal procedures noted in the agreement are followed when administering this Enhancement project. I would like to emphasize the following:

1. Approval by VDOT Civil Rights of any proposed RFP (Request for Proposal) for professional services is required prior to advertisement
2. Approval from the VDOT Central Office is required prior to property acquisition and prior to the advertisement of your project for construction.
3. Competitive bidding is required for all construction projects and/or materials. Construction by local forces and volunteer labor is allowable but must be approved in advance.

Please don't hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Pam Liston".

Pamela M. Liston  
Transportation Enhancement Program

Enclosure

cc: Morteza Salehi  
Doug Miller

**TRANSPORTATION ENHANCEMENT PROGRAM  
AMENDMENT TO PROJECT DEVELOPMENT AND ADMINISTRATION  
AGREEMENT  
BY: FAIRFAX COUNTY**

**ACCOTINK STREAM VALLEY TRAIL  
PROJECT: EN02-029-134 (UPC 63578)**

THIS AGREEMENT AMENDMENT, made and executed in triplicate as of this 3 day of December, 2007, between the COMMONWEALTH OF VIRGINIA DEPARTMENT OF TRANSPORTATION, hereinafter called the "DEPARTMENT" or "VDOT" and the FAIRFAX COUNTY PARK AUTHORITY, hereinafter called the "SPONSOR" or "LOCALITY".

WITNESSETH:

WHEREAS, the DEPARTMENT and SPONSOR entered into an Agreement on October 28, 2003 for the development and administration of project EN02-029-134, PE101, C501 / UPC 63578 and referred to hereinafter as the "Project"; and

WHEREAS, additional funds have been allocated to the Project, 80% of which are federal and require a minimum 20% local match and any expenditures above the combined federal and local funds must be 100% local funds.

NOW, THEREFORE, for and in consideration of the premises and mutual covenants and agreements contained herein, the parties hereto agree to amend the Agreement of October 28, 2003 as follows:

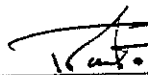
1. Revise paragraph 2.e to show the maximum federal funds available for the Project as \$1,783,163 including this \$157,510 transfer from UPC 63576.
2. Replace Attachment B with a revised Attachment B attached hereto.

3. Change the time limit for Project completion to October 28, 2008 as reflected on the project amendment dated March 22, 2007.
4. All other terms and conditions of the original Agreement remain unchanged.

IN WITNESS THEREOF, the parties hereto have caused this Agreement Amendment to be executed by their duly authorized officers.

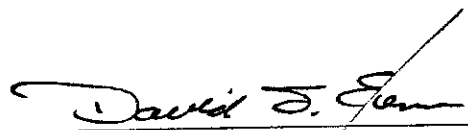
ATTEST:

  
Signature of Witness

  
[Signature]  
[Title] Acting Director  
[Sponsor Name] Fairfax County Park Authority

**NOTE:** The official signing for the SPONSOR must attach a certified copy of the authority under which this Agreement is executed.

  
Signature of Witness

  
Commonwealth Transportation Commissioner  
Commonwealth of Virginia  
Department of Transportation

Attachment:

Attachment B

**Attachment B**

**Project Number:** EN02-029-134 (UPC 63578)

**Project Description:** The Cross County Trail-Accotink Stream Valley Project will complete a section of the Cross County Trail from Lake Accotink to Hunter Village Drive, south of Old Keene Mill Road. The proposed trail is 2.2 miles long and includes three stream crossings.

**Location:** Accotink Stream Valley Park, Fairfax County, Virginia

**Property Acquisition Required (Y/N):** N

**Consultant Services to be Used (Y/N):** Y

**Tentative Schedule:**

Design & Permitting: (June 2002 – November 2007)

Bid & Construction: (December 2007 – September 2009)

**Base the following responses on the amount of federal funding allocated in the attached Agreement; do not include future allocations or total estimated project costs. If this is a Supplemental Agreement, address only the additional funds received in this allocation.**

**Description of work/activities to be performed with this allocation:**

This allocation will contribute towards the costs of the trail and stream crossings.

**\* If this allocation will be used to cover costs in multiple phases of a project, separately identify the work/activities to be performed in each of the different phases.**

**Sponsor's Share:**

Cash: \$445,791

Land Donation: \$0 Estimated/Appraised Value

In-kind Service / Volunteer Labor: \$0

**\* Include estimated number of hours & rates**



**FHWA TCSP GRANT FUNDING AGREEMENT**



U.S. Department of  
Transportation

Federal Highway  
Administration

Transportation and Community and  
System Preservation Pilot Program (TCSP)

**GRANT AGREEMENT**

Between: The Federal Highway Administration

and

The Fairfax County Park Authority  
12055 Government Center Pkwy, Suite 927  
Fairfax, VA 22035

**1. AUTHORITY AND PURPOSE**

This grant is awarded pursuant to the authority contained in Title I, Subtitle B, of the Transportation Equity Act for the 21<sup>st</sup> Century of 1998, and its subsequent amendments referred to as "TEA-21." In accordance with Section 1221 of the TEA-21, the Federal Highway Administration (here-in- after referred to as "FHWA") hereby awards the sum of \$234,842 to provide support for a Transportation and Community and System Preservation Pilot Program (TCSP) project titled Fairfax County Cross County Trail as described in the approved application.

**2. GRANT AMOUNT AND BUDGET**

The funds awarded to this project must be expended according to the approved application. The federal share of the approved costs shall be 100 percent to the maximum of the grant unless otherwise authorized. Any revisions to the grant budget must be approved by FHWA and made in accordance with 49 CFR 18. FHWA will not reimburse the recipient for any costs in excess of the

awarded amount. These funds must be obligated by September 30, 2001. After obligation, these funds are available until expended.

### **3. PAYMENT**

Payment will be made to the recipient in accordance with procedures set forth in the Federal -Aid and Federal Highway Acts, as amended. A list must be provided to the grantor of every person authorized by the grantee to request funds. ( Also see Attachment 2 - Grant Administration Process)

### **4. REPORTING AND EVALUATION**

The Recipient must submit an original and one copy of the quarterly Financial and Narrative reports to the FHWA Virginia Division P.O. Box 10249 Richmond, VA 23240-0249 and one copy to FHWA, Office of Human Environment, HEPH-20, Room 3301, 400 7th Street SW, Washington, DC 20590.

A sample template of the Evaluation report is described in Attachment 4. The evaluation report must be submitted annually within 90 days after the fiscal year to FHWA Division and the Office of Human Environment.

The Reporting Schedule for this Grant is as follows:

#### **Period Report Covers**

January 1 – March 31, 2001

April 1 – June 30, 2001

July 1 – September 30, 2001

Annual Report

Final Report

#### **Report Is Due**

April 30, 2001

July 31, 2001

October 31, 2001

90 days after the fiscal year

90 days after the project is completed

## 5. TERMINATION

This agreement is subject to termination by either party as described in Attachment 1, Grant Provision 8, Appendix A, 49 CFR 18, Paragraph 44. The Fairfax County Park Authority agrees to give FHWA at least 90 days notice of intent to terminate this agreement.

## 6. RESPONSIBILITIES AND GRANT PROVISIONS

This agreement is made on condition that these funds will be administered in accordance with the terms and conditions as set forth in this agreement and the attached grant provisions. The catalog of Federal Domestic Assistance number for this project is 20.205.

Please sign the original and each copy of this letter to acknowledge your receipt of the grant and return the original and two copies to the FHWA Division.

Authorized Representative

By: 

Title: Community Manager Date: 5-30-01

Ivan Rucker

FEDERAL HIGHWAY ADMINISTRATION

ACKNOWLEDGED

FAIRFAX COUNTY PARK AUTHORITY

Authorized Representative

By: 

Title: Director

Date: May 14, 2001

Attachments:

1. Grant Provisions pp. 4 & 5
2. Grant Administration Process pp. 6 & 7
3. General Provisions for TCSP Agreement pp. 8 & 9
4. Evaluation Report Template p. 10

## **INFORMATION**

### Fred Crabtree Park - Restroom and Concession Facility (Hunter Mill District)

The FY 2008 Work Plan includes a cooperative project with Reston Little League (RLL) to develop a restroom and concession facility at Fred Crabtree Park. In 2005, RLL approached the Fairfax County Park Authority with a proposal to construct a combination restroom/concession building at Fred Crabtree Park near the existing 60 ft. diamond fields. Their intention was to design and construct the facility using their own resources and manpower to minimize cost. However, in consideration of the County Attorney's recommendation in 2006 to stop accepting privately donated material and labor not procured in accordance with state law, RLL was informed that design and construction of the restroom and concession facility would have to be administered by the Fairfax County Park Authority. The Hunter Mill District Park Authority Board member, Mr. William Bouie approved proffer funds in the amount of \$191,000 on May 23, 2007, for developing the restroom and concession facility.

A preliminary evaluation of the site determined that connecting to the public sanitary sewer system was not feasible because of the high construction costs due to the lack of direct access to the public system, the need for a pump (a gravity flow system was not possible due to the topography), and significant tree clearing and land disturbance. The installation of a septic system for the restroom was determined to be the most viable option. Staff has initiated a soil investigation and conceptual design for submittal to the Health Department to obtain approval to use a septic system.

In consultation with RLL, a conceptual plan has been developed for the location of the building and other related site amenities as presented on Attachment 1. A pre-cast concrete building has been proposed for the restroom and concession facility since it is relatively inexpensive, and would allow a phased approach to completing the project. The preliminary cost estimate for this project is \$315,000 as detailed in Attachment 2.

RLL has requested that the project be designed to support a multi-year fund raising effort by providing deliverable components that could be developed in phases. The project is currently on schedule to complete the design and permitting phase by third quarter 2008. Construction will not proceed until RLL provides any additional funding required for construction above the \$191,000 currently allocated to the project. It is anticipated that construction will proceed on a phased approach, with the restroom and septic system construction constituting the first phase.

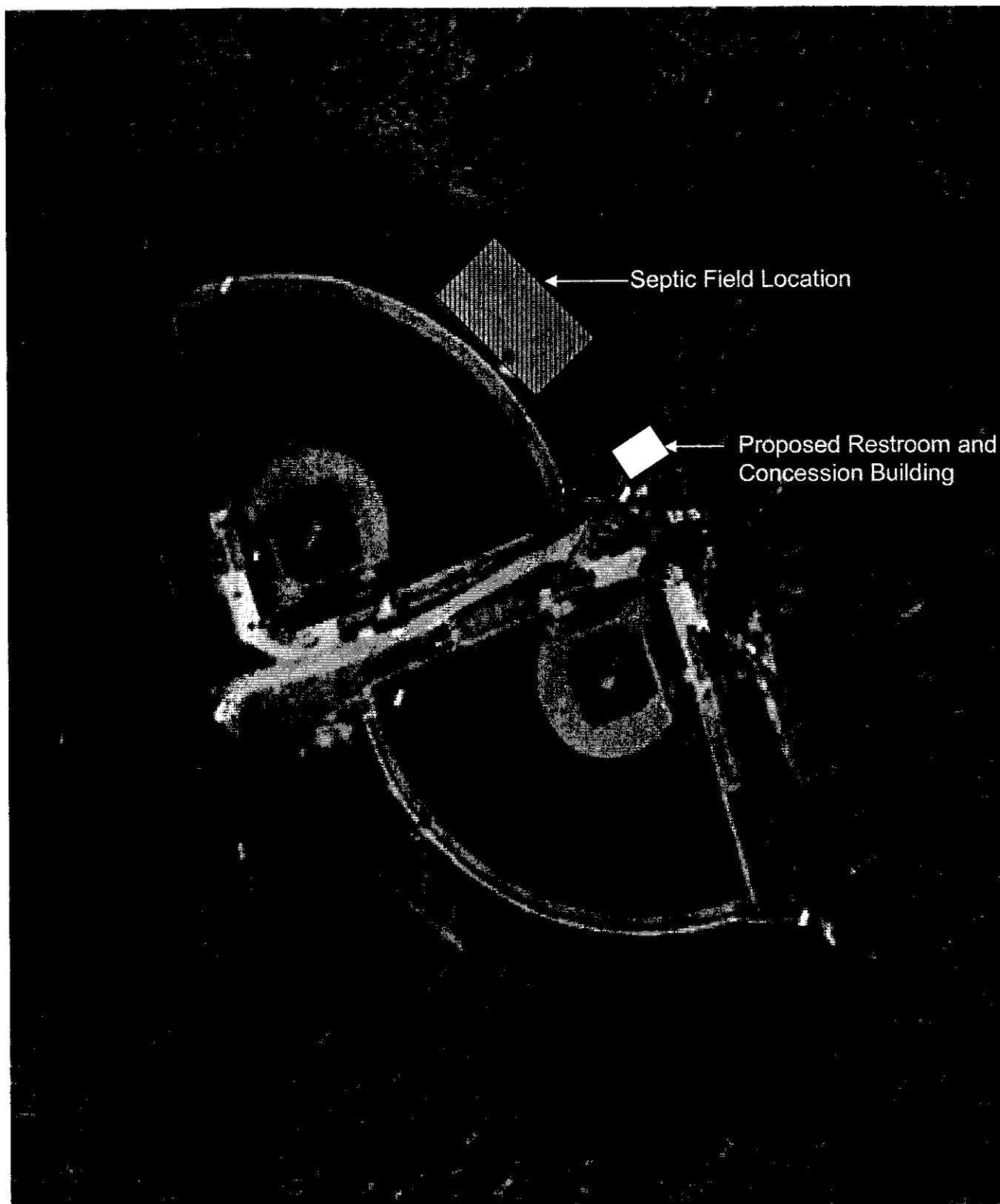
Board Agenda Item  
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ENCLOSED DOCUMENTS:

Attachment 1: Facility Layout Plan  
Attachment 2: Preliminary Cost Estimate

STAFF:

Timothy K. White, Acting Director  
Cindy Messinger, Acting Deputy Director/COO  
David R. Bowden, Director, Planning and Development Division  
Todd Johnson, Director, Park Operations Division  
John Lehman, Branch Manager, Project Management Branch  
Timothy Scott, Section Supervisor, Project Management Branch  
Isabel Villarroel, Project Manager, Project Management Branch



**Fred Crabtree Park – Restroom & Concession Facility**

**PRELIMINARY COST ESTIMATE****Fred Crabtree Park – Restroom and Concession Facility**

<b>Design and Permits</b>	
Design Services	\$56,000
Permits and Fees 2%	<u>\$4,000</u>
Subtotal	\$60,000
 <b>Construction</b>	
Site Work and Utilities	\$48,000
Restroom Building	\$82,000
Septic System	\$34,000
Concession Building	<u>\$56,000</u>
Subtotal	\$220,000
 10% Construction Contingency	\$22,000
6% Administration	<u>\$13,000</u>
 <b>Total Project Estimate</b>	 <b>\$315,000</b>
 Approved Proffer Funds	 <u>- \$191,000</u>
 Shortfall to be Funded by Reston Little League	 <b>\$124,000</b>

## **INFORMATION**

### Proposed Huntington Flood Control Measures (with presentation) (Mt. Vernon District)

#### ISSUE:

Fairfax County and the Department of Public Works and Environmental Services (DPWES) are reviewing results from the United States Army Corp of Engineers (USACE) flood control study for the Huntington neighborhood. The primary flood control option under consideration is construction of a levee, possibly being augmented by dredging. Construction of the levee would primarily take place within Huntington Park. Staff is reviewing park impacts from this proposed project.

#### BACKGROUND:

In July 2007 staff made the Board aware of potential impacts to Huntington Park. At that time, the USACE was developing the Huntington Flood Damage Reduction Project. This project was in response to the extensive flooding in the Huntington and Huntington Station communities that occurred in June 2006. The project goal was to study flood damage reduction measures which were technically and financially feasible to prevent future property damage due to flood events.

Huntington Park is currently a 16-acre park with a school-age playground, 60' skinned diamond field, basketball court, and open play area. These areas are supported with trails and benches. Six additional acres of forested area has been proffered to be integrated with the park (Attachment 1). The remaining park area consists of open fields and wooded floodplain.

The USACE study evaluated five different preliminary solutions: levees/floodwall, dredging, combination levees/floodwall and dredging, flood proofing homes, and buyouts. The report results were presented to the public in January 2008. Of those five preliminary solutions, DPWES has decided to further explore construction of a levee with possible augmentation by dredging.

The levee location proposed is primarily through the Huntington Park (Attachment 2). The proposed levee location will impact existing park uses. Existing park facilities which may be impacted by the levee would be the school-age playground and the 60' diamond field.

Construction of the levee was determined to create an increase in the level of upstream flooding. While this increase was determined to be minimal, between 0.1 and 0.6 ft



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increase in flood levels, there is a desire to mitigate any additional flood level increases upstream. One option to mitigate this increase would be to perform limited dredging in Cameron Run, adjacent to Huntington Park (Attachment 3). This would result in construction staging and material stockpiling within Huntington Park during the initial dredging and subsequent maintenance dredging activities. Existing park facilities which would be impacted by the levee and dredging activity include all of the park improvements. Park use and access would also be limited during dredging activities.

DPWES has directed the USACE to continue design work on the levee solution. The USACE is working towards developing a 65% design by the end of 2008. This design will include responses to Park Authority project concerns, examine interior ponding issues and utility re-routing. The USACE will take soil samples this spring in Huntington Park (Attachment 4).

Staff will continue to work with DPWES and the USACE to determine potential impacts to Huntington Park.

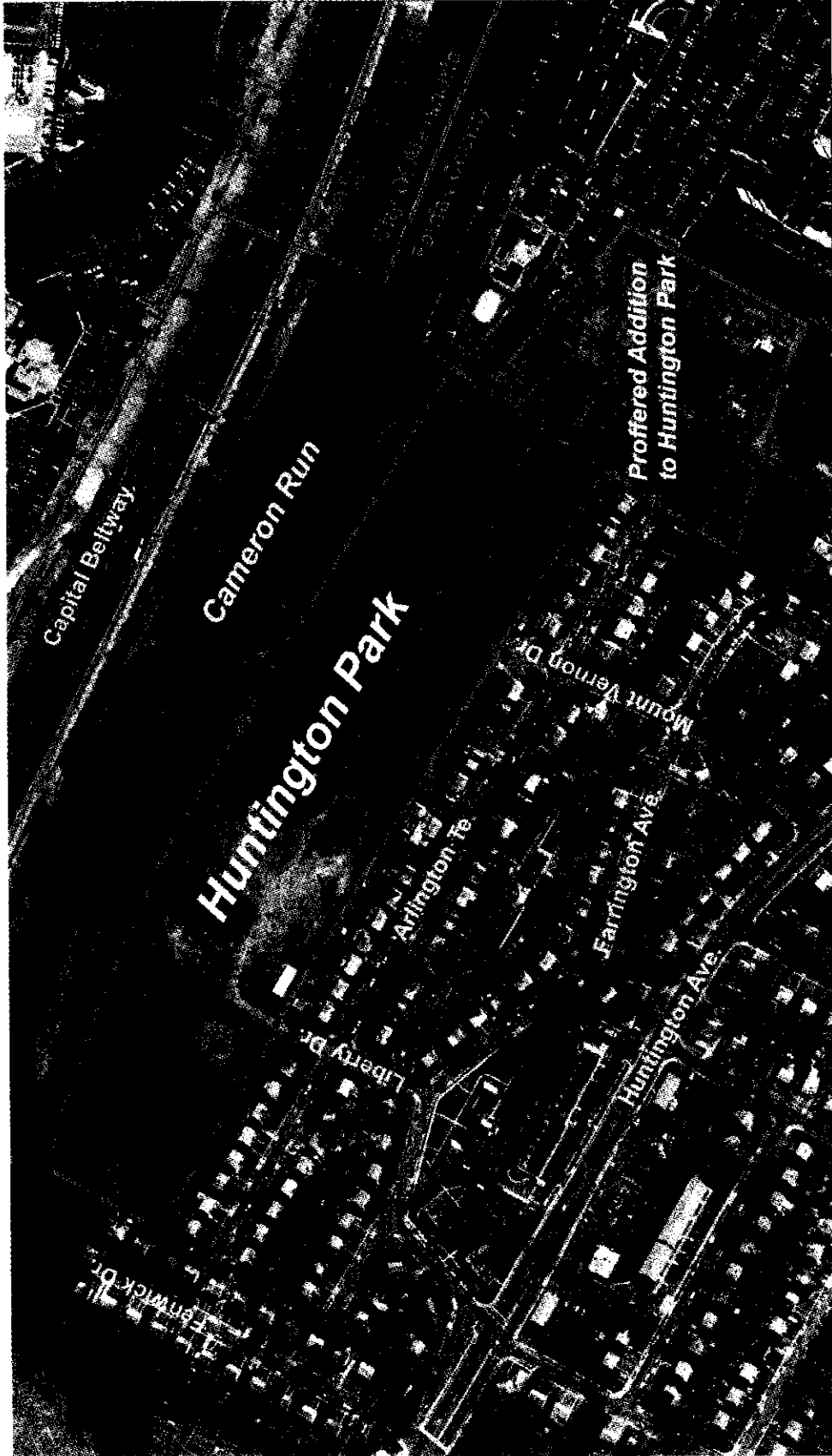
ENCLOSED DOCUMENTS:

- Attachment 1: Huntington Park
- Attachment 2: Levee Concept Plan
- Attachment 3: Levee/Dredging Concept Plan
- Attachment 4: Proposed USACE Soil Sample Locations

STAFF:

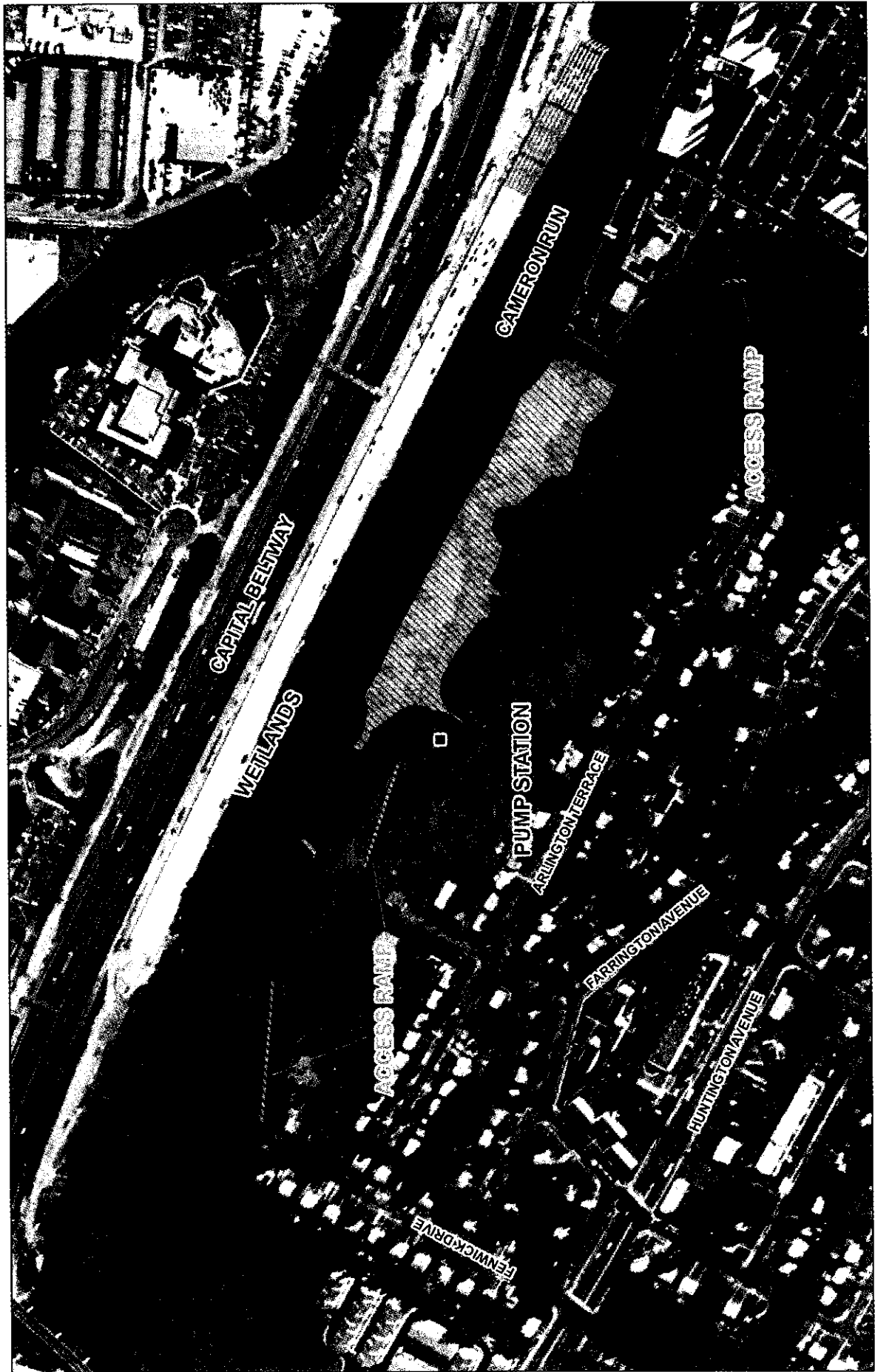
Timothy K. White, Acting Director  
Cindy Messinger, Acting Deputy Director/COO  
David R. Bowden, Director, Planning and Development Division  
Todd Johnson, Director, Park Operations Division  
Cindy Walsh, Acting Director, Resource Management Division  
Sandy Stallman, Manager, Park Planning Branch  
Kay Rutledge, Manager, Land Acquisition and Management Branch  
Scott Sizer, Senior Planner, Park Planning Branch  
Cindy McNeal, Supervisor, Land Acquisition and Management Branch

# Huntington Park

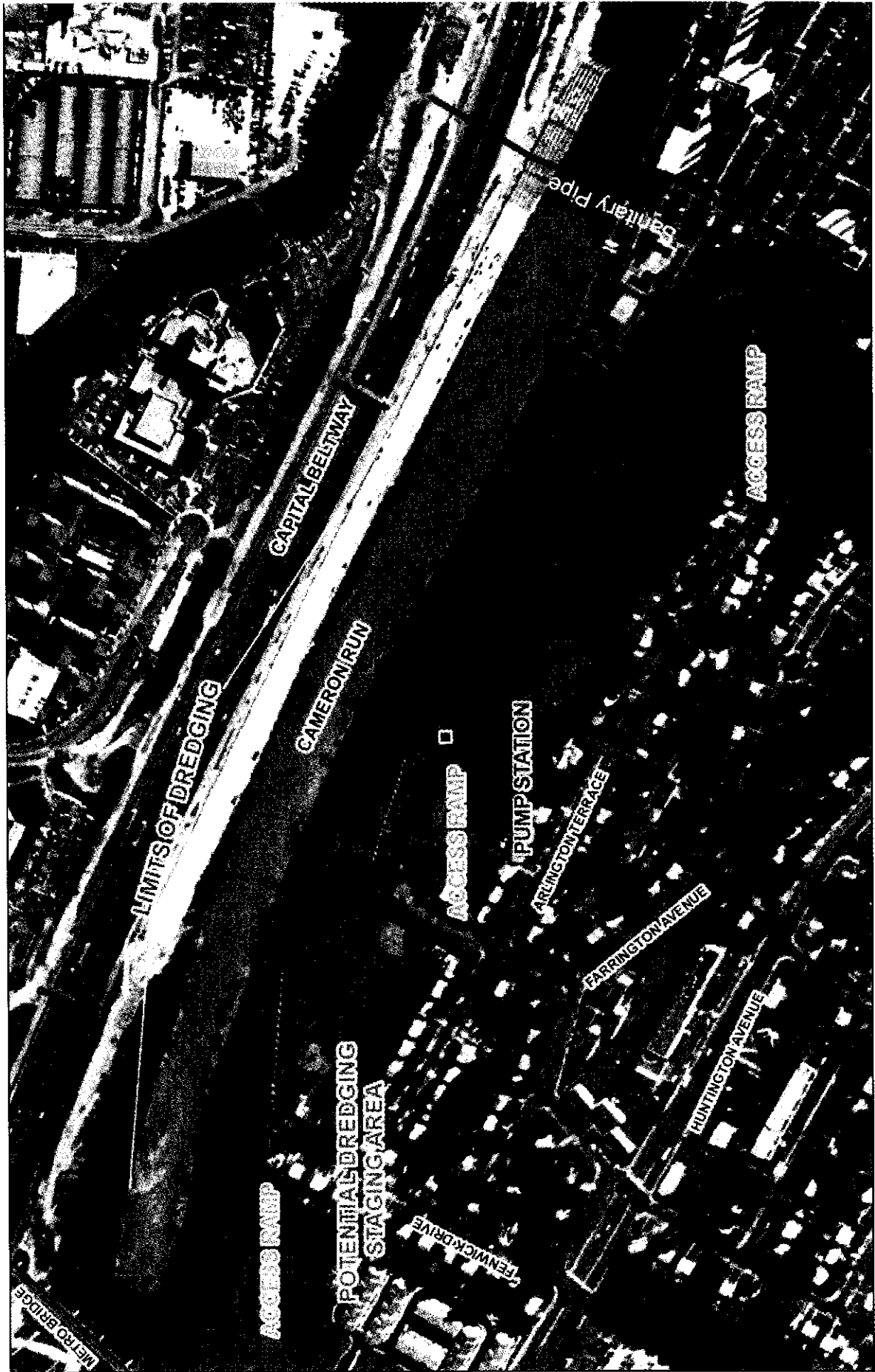


- Currently 16 acres in size (22 acres after proffered addition)
- Fields and wooded areas, 60-foot diamond, basketball court, open play area, playground, benches, and trails

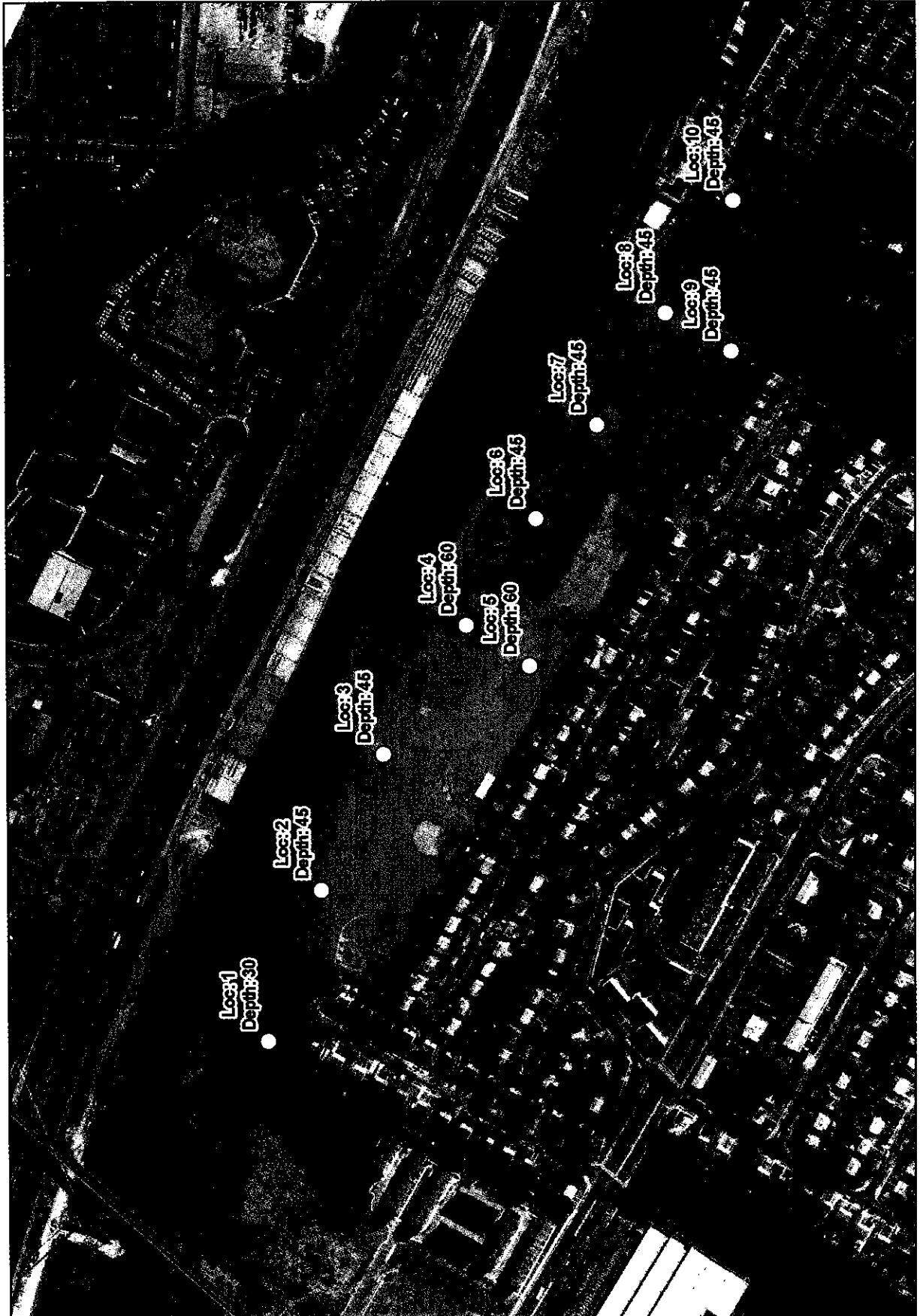
# Levee Concept Plan



# Levee/Dredging Concept Plan



# Proposed USACE Soil Sample Locations



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March 12, 2008

## **INFORMATION**

### Indefinite Delivery / Indefinite Quantity (IDIQ) Contract Activity Report

The attached IDIQ Contract Activity Report lists the contract activities initiated up to January 31, 2008, for professional and construction services over \$100,000. The report is broken down into two sections: Professional Services and Construction Services. A contract activity is added to the report when a cost proposal has been requested for a project. After the Notice to Proceed has been issued the contract activity will be listed one last time before being removed from the report.

### ENCLOSED DOCUMENTS:

Attachment 1: IDIQ Contract Activity Report, January 2008

### STAFF:

Timothy K. White, Acting Director  
Cindy Messinger, Acting Deputy Director/COO  
David Bowden, Director, Planning & Development Division  
John Lehman, Manager, Project Management Branch  
Kirk Holley, Manager, Special Projects Branch  
Deb Garriss, Manager, Synthetic Turf Field Branch

# Indefinite Delivery/Indefinite Quantity Contract Activity Report

## For Professional and Construction Services Over \$100K

### January 2008

#### Professional Services Activities

Proposal Request Date	Project Name	Contractor Name	Amount	Funding Source	Scope of Work	Notice to Proceed Date
	None		\$0			

#### Construction Services Activities

Proposal Request Date	Project Name	Contractor Name	Amount	Funding Source	Scope of Work	Notice to Proceed Date
1/1/2008	Laurel Hill Golf Club Perimeter Fence	Long Fence	\$139,589	371	Perimeter fencing around the golf course.	
1/28/2008	Braddock Park Synthetic Turf Athletic Field #7	Atlas Tracks, Inc.	\$0	303	Install synthetic turf on Field #7	